



Thatch Cottage, 110 Connaught Avenue | | Shoreham-By-Sea  
BN14 9WD



ESTATE AGENT



## Thatch Cottage, 110 Connaught Avenue | | Shoreham-By-Sea | BN43 5WP

Offers In Excess Of £750,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS GRADE 11 LISTED PERIOD DETACHED THATCHED COTTAGE IN SHOREHAM BY SEA JUST OUTSIDE THE TOWN CENTRE. LOCATED CLOSE TO THE RIVER ADUR AND WITH VIEWS ACROSS THE ADUR VALLEY THE PROPERTY BOASTS A WEALTH OF PERIOD FEATURES, EXPOSED BEAMS, FIREPLACES AND VAULTED CEILINGS.

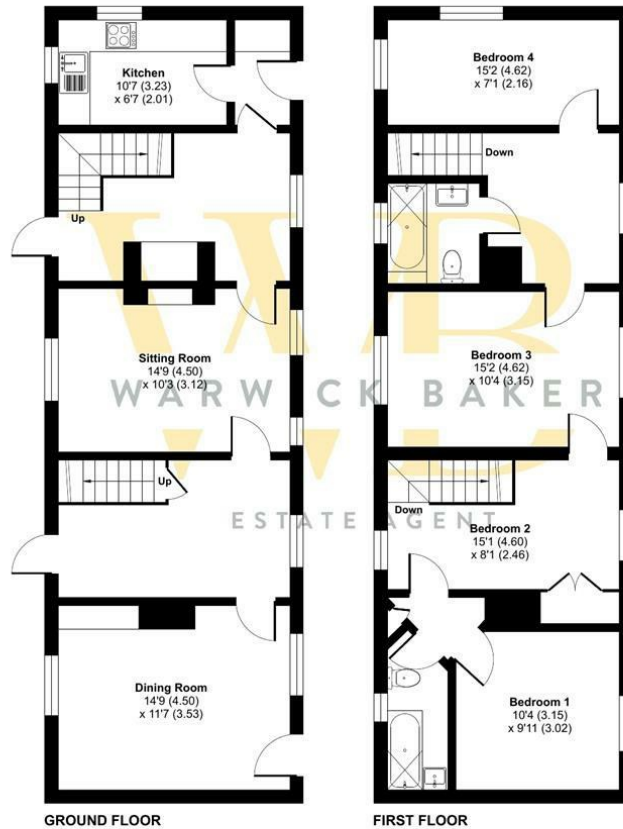
ONCE TWO ADJOINED COTTAGES, IT WAS CONVERTED INTO ONE IN THE LATE 1990'S. ON THE GROUND FLOOR THERE IS A KITCHEN, TWO SEPARATE LIVING ROOMS, A DINING ROOM AND A STUDY. UPSTAIRS THERE ARE FOUR BEDROOMS, TWO BATHROOMS AND A CENTRAL LANDING ALL ACCESSED BY SEPARATE STAIRCASES. THERE IS A LARGE SECLUDED GARDEN ALONG WITH A SUMMER HOUSE.

- OPEN HOUSE
- CLOSE TO THE RIVER ADUR
- COTTAGE GARDENS
- SATURDAY 8TH JUNE 11 AM – 1 PM
- WEALTH OF PERIOD FEATURES
- NO CHAIN
- CALL FOR AN APPOINTMENT 01273 461144
- THREE RECEPTION ROOMS
- HISTORIC DETACHED THATCHED COTTAGE
- FOUR BEDROOMS

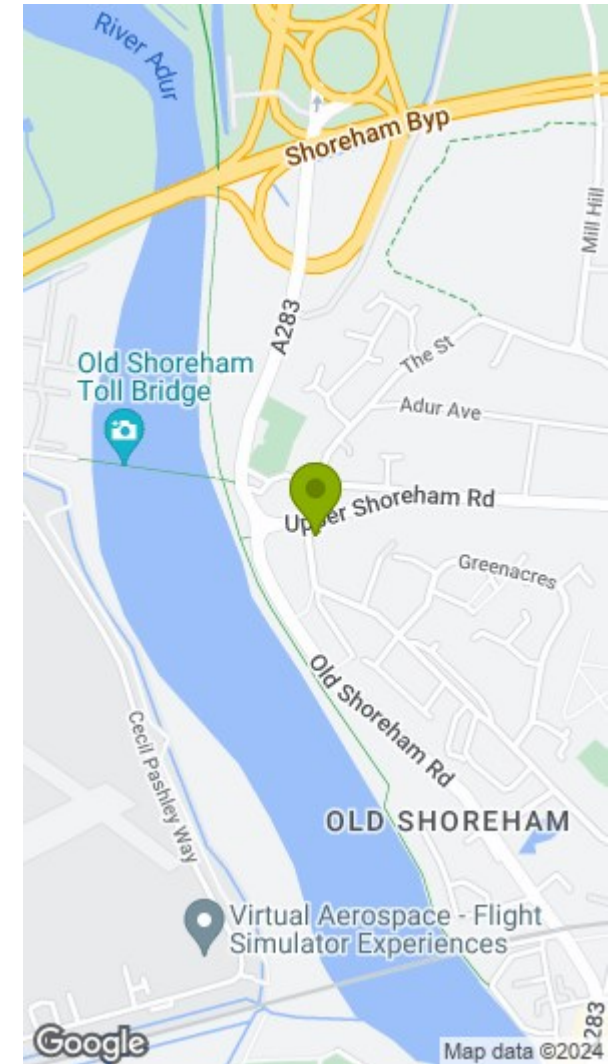


# Connaught Avenue, Shoreham-by-Sea, BN43

Approximate Area = 1428 sq ft / 132.6 sq m  
For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1129137



## Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(54-68) <b>D</b>			(54-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>44</b> → <b>51</b>	<b>England &amp; Wales</b>	EU Directive 2002/91/EC	