



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.

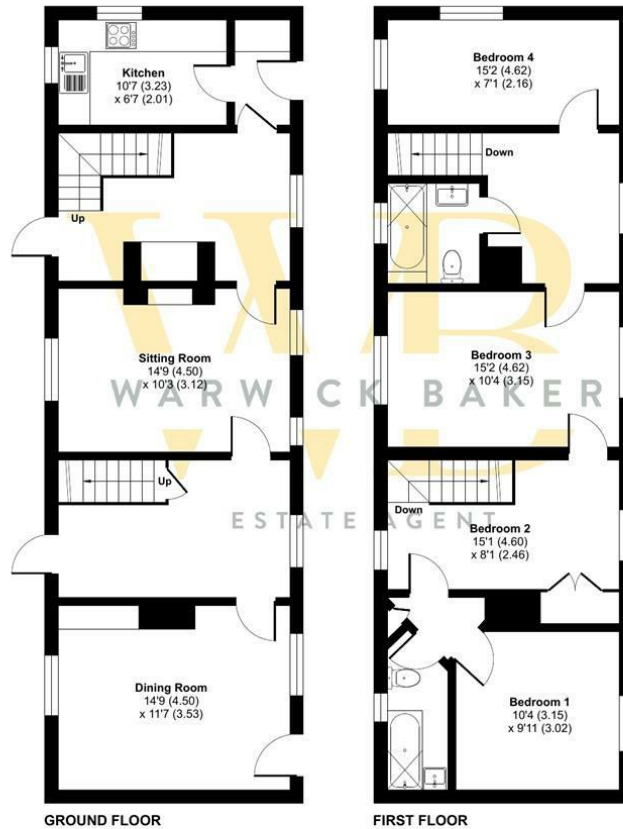
ONCE TWO ADJOINED COTTAGES, IT WAS CONVERTED INTO ONE IN THE LATE 1990'S. ON THE GROUND FLOOR THERE IS A KITCHEN, TWO SEPARATE LIVING ROOMS, A DINING ROOM AND A STUDY. UPSTAIRS THERE ARE FOUR BEDROOMS, TWO BATHROOMS AND A CENTRAL LANDING ALL ACCESSED BY SEPARATE STAIRCASES. THERE IS A LARGE SECLUDED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

- CALL FOR AN APPOINTMENT 01273 461144
- HISTORIC DETACHED THATCHED COTTAGE
- CLOSE TO THE RIVER ADUR
- WEALTH OF PERIOD FEATURES
- THREE RECEPTION ROOMS
- FOUR BEDROOMS
- COTTAGE GARDENS
- NO CHAIN

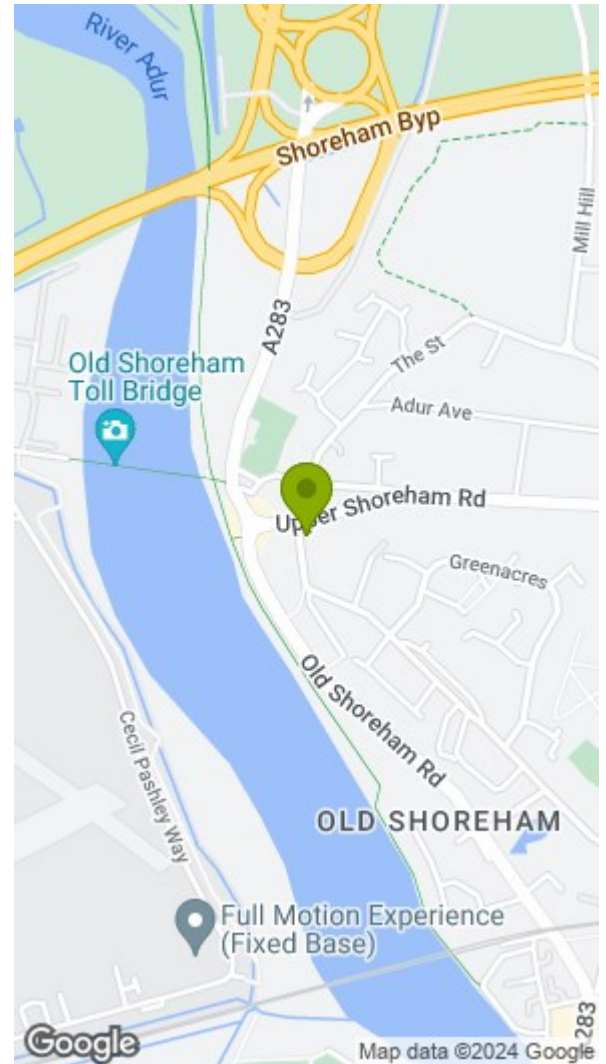


Connaught Avenue, Shoreham-by-Sea, BN43

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). © richwcom 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 ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	44	England & Wales	EU Directive 2002/91/EC	51