



60 Old Shoreham Road | | Shoreham-By-Sea | BN43 5TD

WB
WARWICK BAKER
ESTATE AGENT

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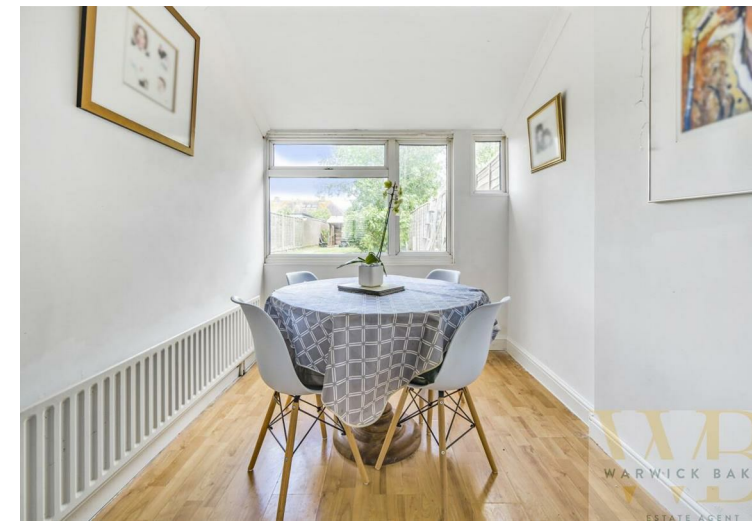
£450,000

*** £450,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS WELL PRESENTED THREE STOREY SEMI-DETACHED HOUSE.

THE PROPERTY IS LOCATED WITHIN 1 MILE OF THE MAINLINE RAILWAY STATION (LONDON -VICTORIA - 80 MINUTES). THE PROPERTY BENEFITS FROM ENTRANCE HALL, LOUNGE, KITCHEN/DINING ROOM, UTILITY ROOM, THREE DOUBLE BEDROOMS, FULLY TILED BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, FORMAL FRONT GARDEN AND LAWNED REAR GARDEN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- FULLY TILED BATHROOM
- LAWNED REAR GARDEN
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- LOUNGE
- MODERN EN-SUITE SHOWER ROOM
- KITCHEN/DINING ROOM
- FORMAL FRONT GARDEN



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Approximate Area = 1030 sq ft / 95.6 sq m
 Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Total = 1094 sq ft / 101.5 sq m
 For identification only - Not to scale



Denotes restricted head height



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: 1137738



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			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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	81	England & Wales	EU Directive 2002/91/EC	69