



15 Erringham Road | | Shoreham-By-Sea | BN43 5NQ





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£1,150,000

*** £1,150,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED FAMILY HOME LOCATED ON THE SOUGHT-AFTER IN ERRINGHAM ROAD.

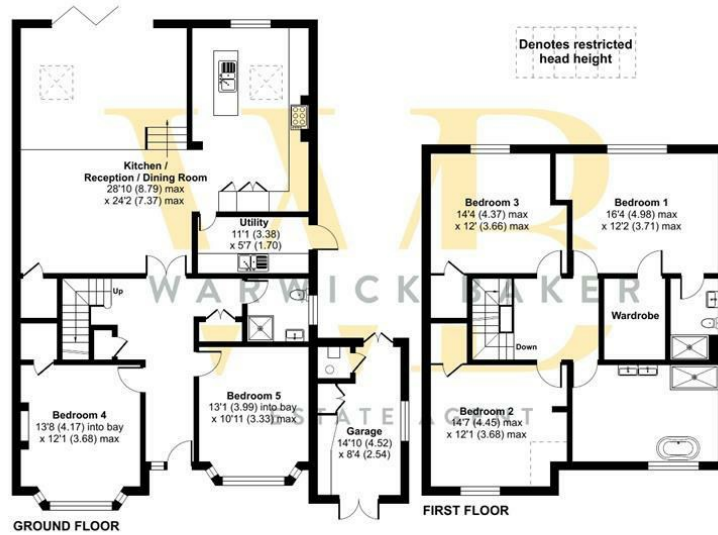
THE PROPERTY HAS BEEN EXTENDED AND RENOVATED TO A HIGH STANDARD BY THE CURRENT OWNERS. THE PROPERTY BENEFITS FROM AN OPEN PLAN KITCHEN / DINING / LIVING ROOM WITH DOUBLE HEIGHT CEILINGS & BIO-FOLDING DOORS, UTILITY ROOM, SHOWER ROOM & CLOAKROOM, AND TWO FURTHER RECEPTION ROOMS/BEDROOMS ON THE GROUND FLOOR.

- DETACHED FAMILY HOME
- UTILITY + GROUND FLOOR SHOWER ROOM
- SOUTH/WEST FACING REAR GARDEN
- FIVE DOUBLE BEDROOMS
- FAMILY BATHROOM + EN SUITE TO MAIN BEDROOM
- VENDOR SUITED
- 28' LOUNGE THROUGH DINING ROOM
- PRIVATE DRIVEWAY
- MODERN KITCHEN/BREAKFAST ROOM
- GARAGE/GYM/OFFICE

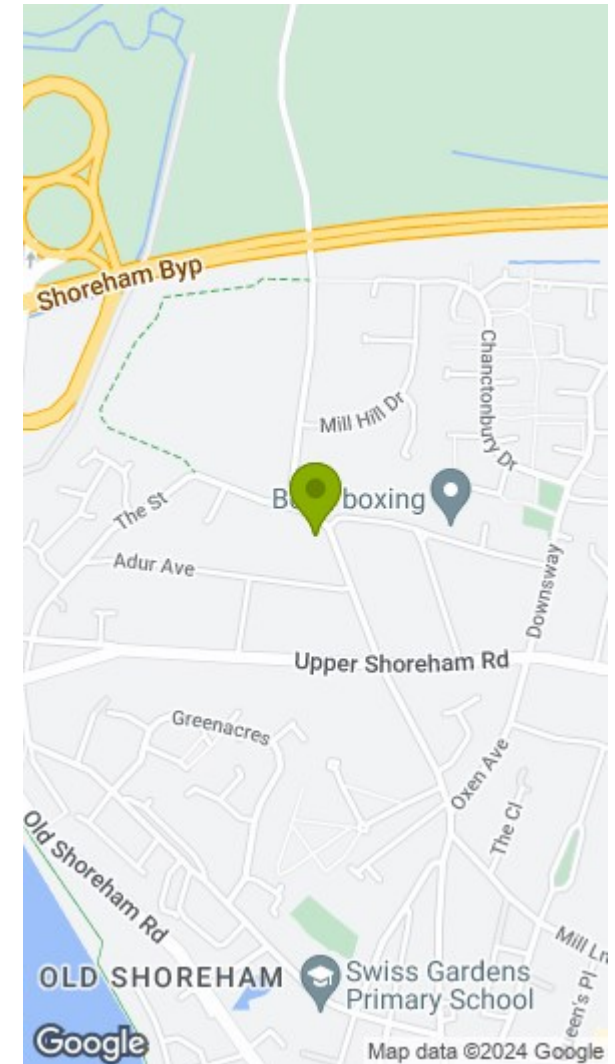


Erringham Road, Shoreham-by-Sea, BN43

Approximate Area = 2209 sq ft / 205.2 sq m
 Limited Use Area(s) = 13 sq ft / 1.2 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 2346 sq ft / 217.9 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). © nichcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1146883



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		
(55-68) D			(55-68) 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	70