



23 Brunswick Road | | Shoreham-By-Sea | BN43 5WA





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Offers In The Region Of £250,000

*** OFFERS INVITED £250,000 ***

A mid terraced freehold commercial building with planning permission for conversion of the first floor to a self contained 1 bedroom apartment

(planning permission: AXDM/0276/22)

<https://planning.adur-worthing.gov.uk/online-applications/applicationDetails.do?keyVal=R7OSFTCBMAL00&activeTab=summary>

Premises currently laid out as follows:

Ground Floor

Shop frontage: 4.56m

Shop: 4.26m x 9.23m

Rear store cupboard

W.C/W.H.B

Boiler/Boiler cupboard

Door to rear yard

Stairs to:

1st Floor

Lounge Hallway 5.3m x 1.55m

Front Room 4.52m x 3.5m

Second Room 2.88m x 3.62m

Total net internal area 65.47M²

(705 Sqft)

EPC: D

Rateable Value: £11,000

Price: Offers invited in the region of £250,000

Viewing: Through Sole Agents:
Warwick Baker Estate Agents





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		
(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		England & Wales	EU Directive 2002/91/EC	