



106a Connaught Avenue | | Shoreham-By-Sea | BN43 5WP



ESTATE AGENT





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£525,000

\*\*\* £525,000 \*\*\*

\*\*\* OPEN DAY SATURDAY 26th OCTOBER 10:00-12:00 \*\*\* PLEASE CALL TO BOOK YOUR VIEWING SLOT \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS DETACHED HOUSE LOCATED WITHIN 1 MILE OF THE TOWN CENTRE AND MAINLINE RAILWAY STATION ( LONDON VICTORIA 80 MINUTES ). THE PROPERTY IS IN NEED OF UPDATING THROUGHOUT AND BENEFITS FROM AN ENTRANCE HALL, THREE DOUBLE BEDROOMS, LOUNGE, CONSERVATORY, DINING ROOM, KITCHEN/BREAKFAST ROOM, GROUND FLOOR SHOWER ROOM, FIRST FLOOR BATHROOM, TWO GARAGES, PRIVATE DRIVEWAY AND AMPLE GARDENS SURROUNDING THE PROPERTY. VENDOR SUITED.

- IN NEED OF UPDATING THROUGHOUT
- THREE DOUBLE BEDROOMS
- LOUNGE + CONSERVATORY
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR SHOWER ROOM
- FIRST FLOOR BATHROOM
- PRIVATE DRIVEWAY
- TWO GARAGES
- VENDOR SUITED





WARWICK BAK  
ESTABLISHED 1911

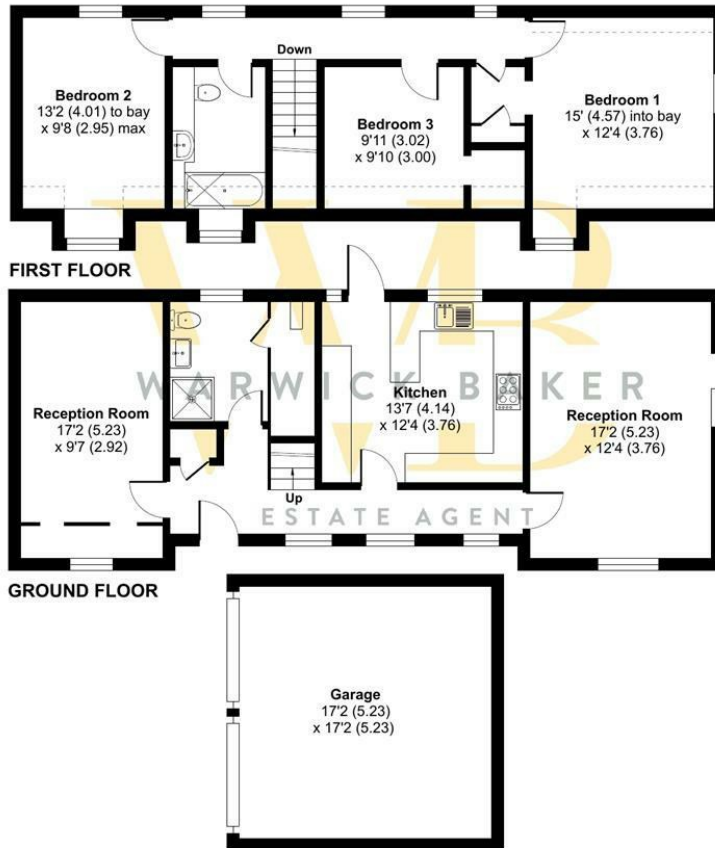
WARWICK BAK  
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## Connaught Avenue, Shoreham-by-Sea, BN43

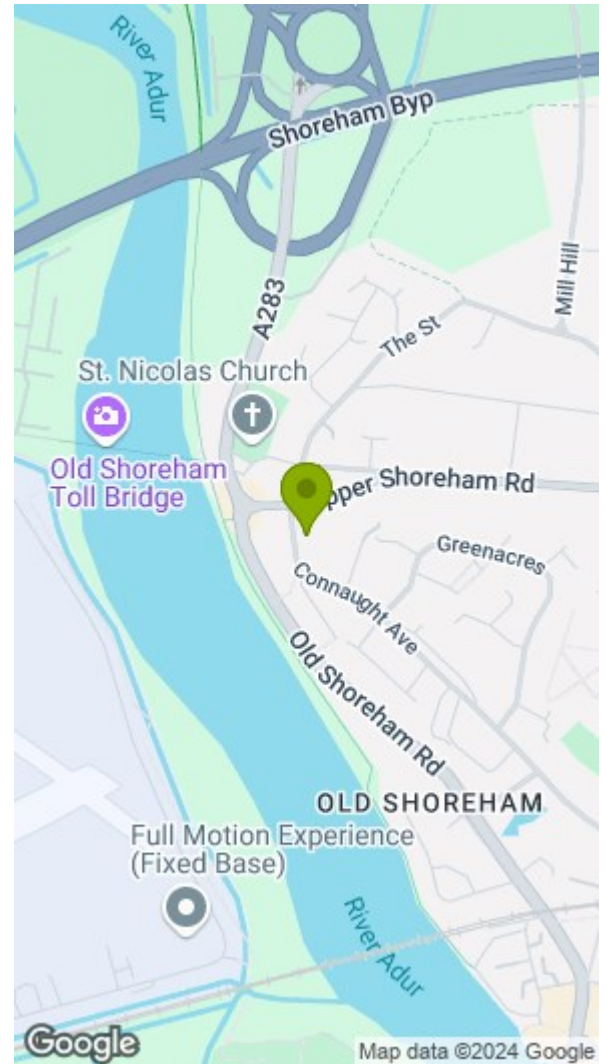
Approximate Area = 1334 sq ft / 123.9 sq m  
 Limited Use Area(s) = 76 sq ft / 7.1 sq m  
 Garage = 295 sq ft / 27.4 sq m  
 Total = 1705 sq ft / 158.4 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1196844



### 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>	
(55-68) <b>D</b>		(55-68) <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	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC