

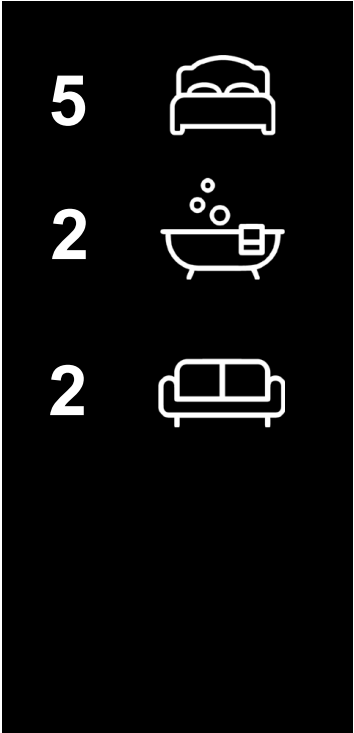
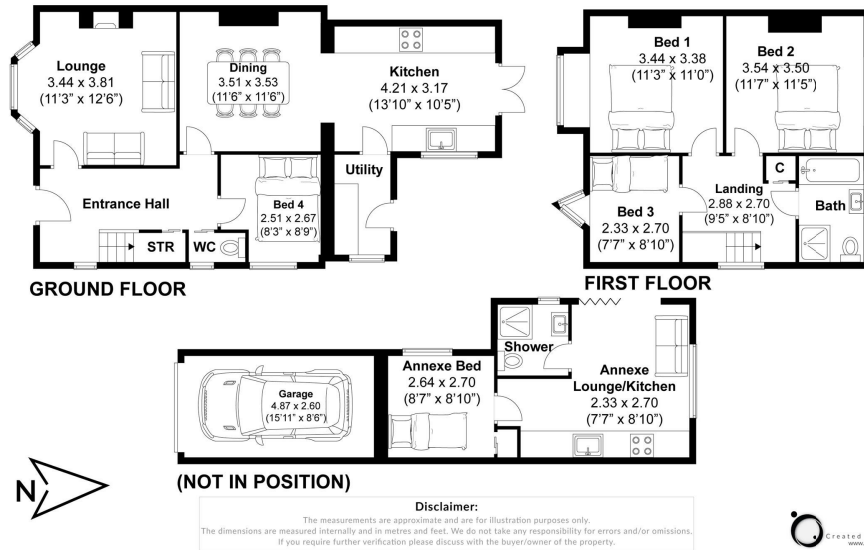
**FERMERS**



OFFERS IN EXCESS OF  
**£630,000**  
**Old Shoreham Road**  
Brighton, BN42 4LP

EPC RATING: E COUNCIL TAX BAND:

Old Shoreham Road, Brighton  
Approximately 154 sqm (1662 sqft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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