



Winter View, 35c, High Street | | Shoreham-By-Sea | BN43

EDD

WB
WARWICK BAKER
ESTATE AGENT



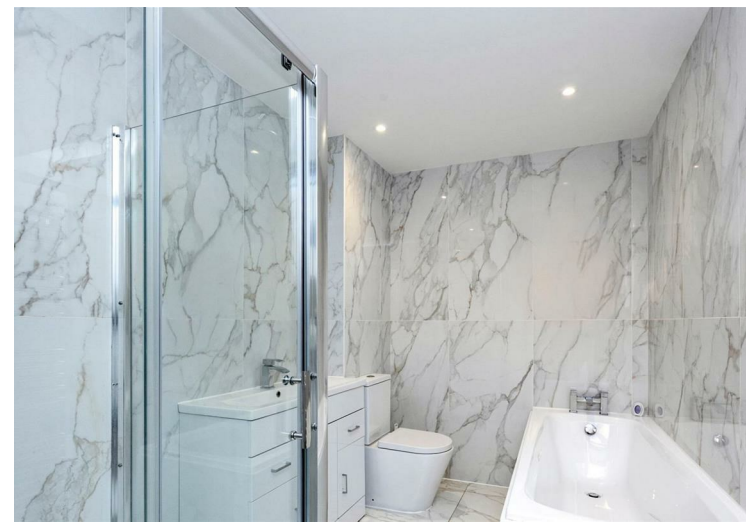
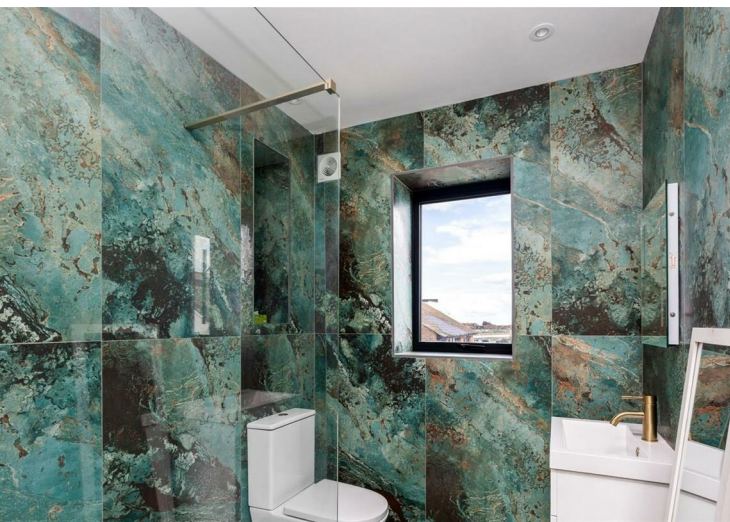
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Offers In Excess Of £1,000,000

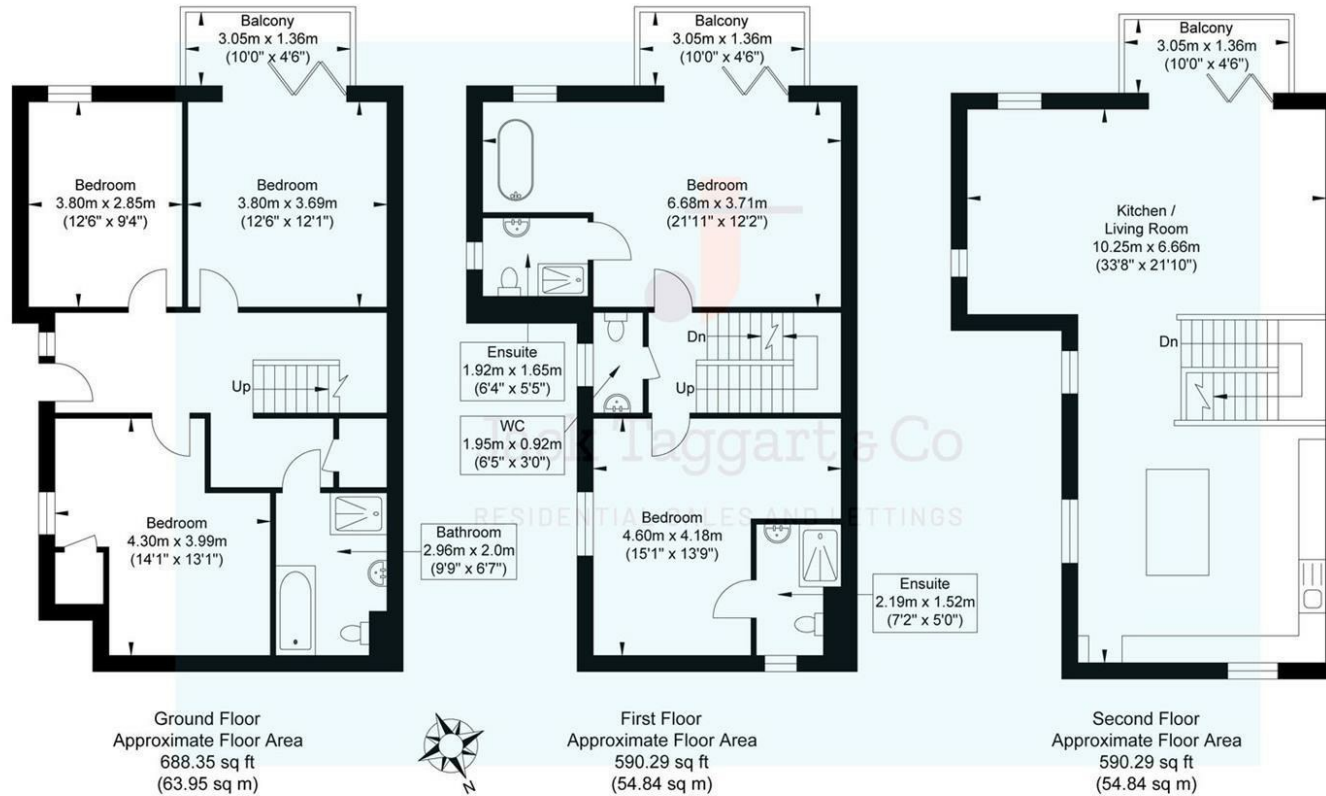
*** OFFERS IN EXCESS OF £1,000,000 ***

WARWICK BAKER ESTATE AGENTS ARE THRILLED TO PRESENT THIS EXCEPTIONALLY RARE DETACHED HOUSE BUILT CIRCA. 2023, IDEALLY SITUATED IN THE HEART OF THE TOWN CENTRE. THE PROPERTY OFFERS BREATHTAKING DIRECT RIVER VIEWS FROM MOST ROOMS. AMONG ITS MANY ADVANTAGES ARE FIVE DOUBLE BEDROOMS, 33' LIVING ROOM, MODERN KITCHEN, FULLY TILED BATHROOM, TWO EN-SUITE SHOWER ROOMS, THREE SOUTH FACING BALCONIES, SOUTH FACING PATIO/GARDEN AND OFF ROAD PARKING SPACE. A VIEWING IS ESSENTIAL AND HIGHLY RECOMMENDED.

- DIRECT RIVER VIEWS THROUGHOUT
- FIVE DOUBLE BEDROOMS
- 33' LIVING ROOM
- MODERN KITCHEN
- FULLY TILED BATHROOM
- TWO EN-SUITES
- THREE SOUTH FACING BALCONIES
- HEART OF THE TOWN CENTRE
- OFF ROAD PARKING SPACE
- SOUTH FACING REAR PATIO GARDEN

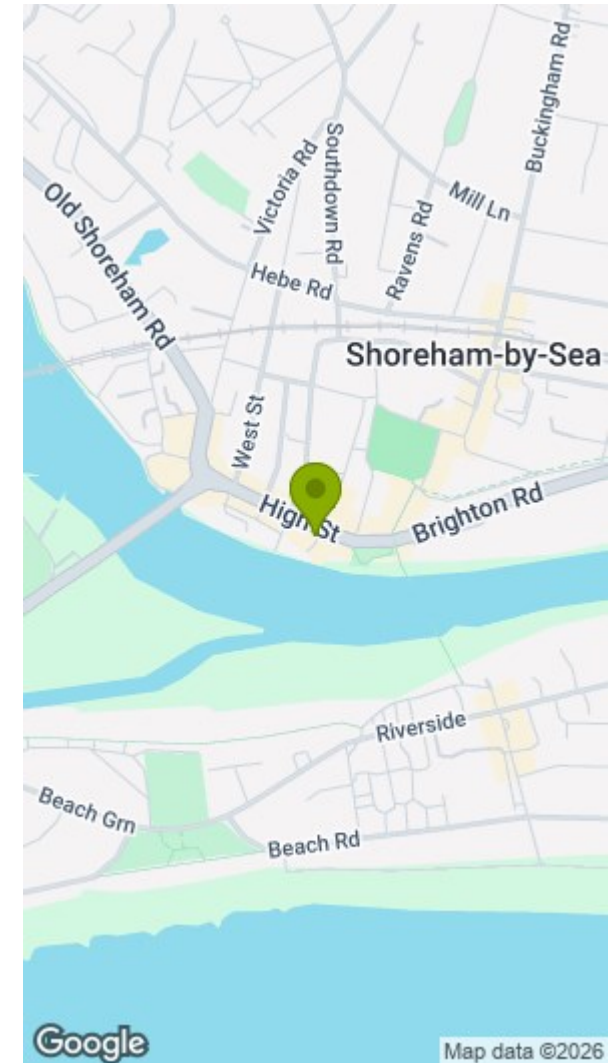


High Street



Approximate Gross Internal Area = 173.63 sq m / 1868.93 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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	