



**Wilmot Road
Shoreham-By-Sea, BN43 6BN**

FERMERS



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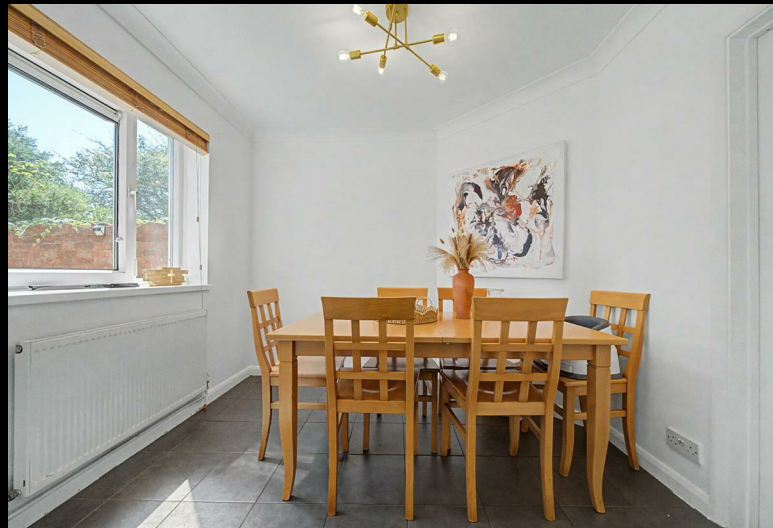
1



TENURE
Freehold

EPC RATING
D

COUNCIL TAX BAND
B

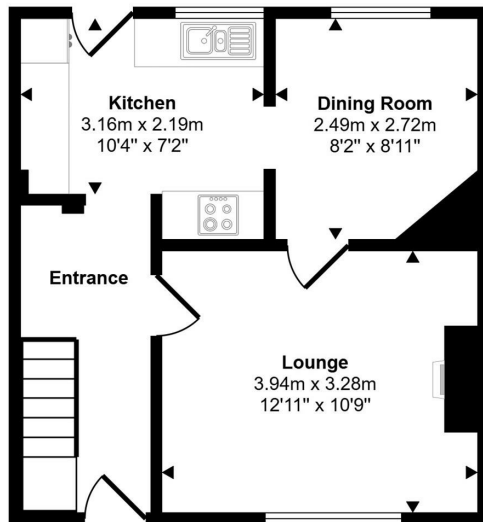


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

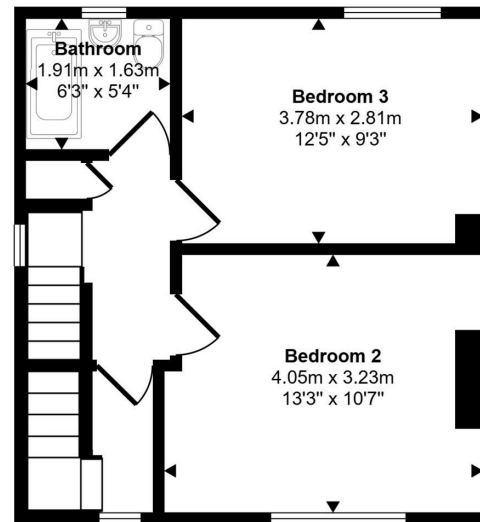


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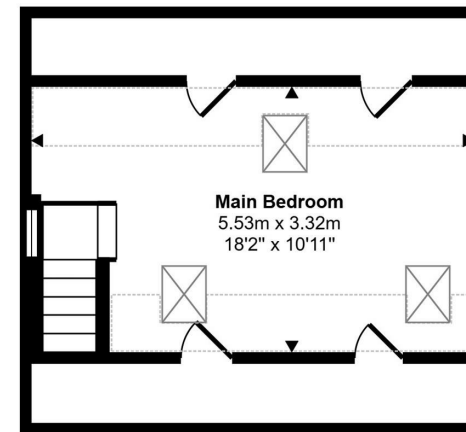
Approx Gross Internal Area
105 sq m / 1127 sq ft



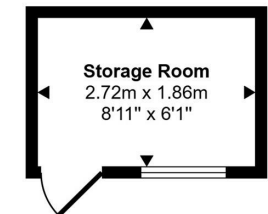
Ground Floor
Approx 36 sq m / 383 sq ft



First Floor
Approx 36 sq m / 388 sq ft



Second Floor
Approx 28 sq m / 302 sq ft



Storage
Approx 5 sq m / 54 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

FERMERS

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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