



Old Shoreham Road  
Brighton, BN42 4LT

**FERMERS**



3



1



1



**TENURE**  
Freehold

**EPC RATING**

**COUNCIL TAX BAND**



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive 2002/91/EC

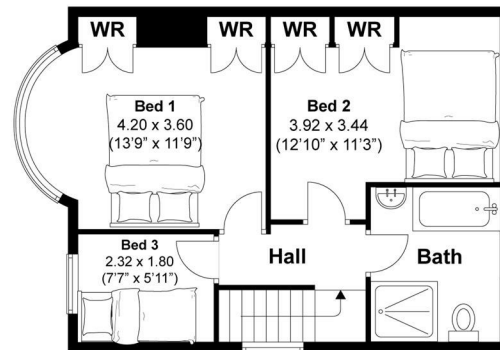


# Old Shoreham Road

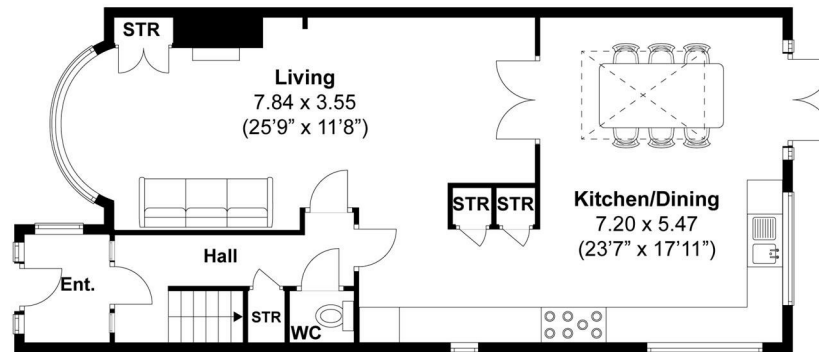
## Old Shoreham Road, Brighton

Approximately 143 sqm (1543 sqft) - Total

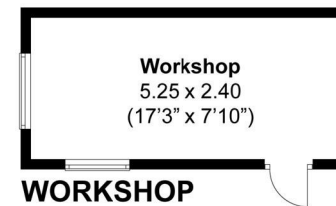
Approximately 105.3 sqm (1133.4 sqft) - Excluding Workshop / Garden Room



FIRST FLOOR

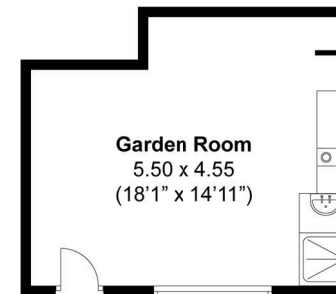


GROUND FLOOR

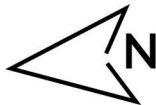


WORKSHOP

(NOT IN POSITION)



GARDEN ROOM



### Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.



# FERMERS

### OFFICE ADDRESS

67 Queen Victoria Avenue  
Hove  
East Sussex  
BN3 6XA

### OFFICE DETAILS

01273 541 177  
sales@fermers.co.uk  
www.Fermers.co.uk

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