



74 Crown Road | | Shoreham-By-Sea | BN43 6GE

**WB**  
WARWICK BAKER  
ESTATE AGENT

ESTATE AGENT



74 Crown Road | | Shoreham-By-Sea | BN43 6GE

£380,000

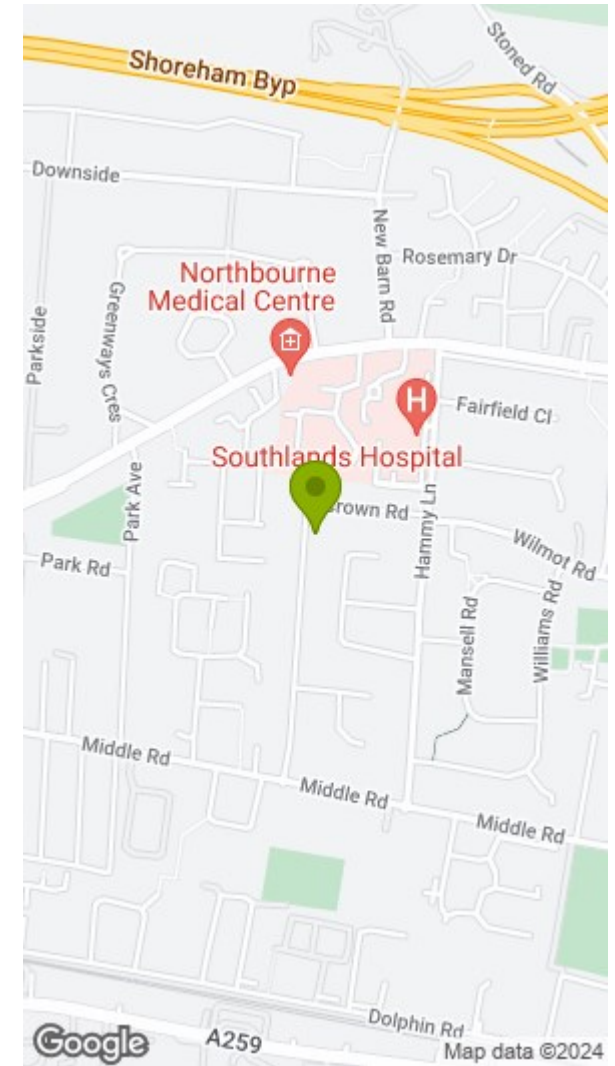
\*\*\* £380,000 \*\*\*

WARWICK BAKER ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED BUNGALOW IN CROWN ROAD. IN NEED OF FULL REFURBISHMENT.

THE PROPERTY HAS 2 DOUBLE BEDROOMS, LIVING ROOM, KITCHEN, LARGE REAR GARDENS AND A GARAGE.

PLEASE CALL TO VIEW 01273 461144





**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                                      |   |
| Very energy efficient - lower running costs |                         |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) A                                 |                         | 88   | (92 plus) A   |
| (81-91) B                                   |                         |  | (81-91) B   |
| (69-80) C                                   |                         |  | (69-80) C   |
| (54-68) D                                   |                         |  | (54-68) D   |
| (39-54) E                                   |                         |  | (39-54) E   |
| (21-38) F                                   | 67                      |  | (21-38) F   |
| (1-20) G                                    |                         |  | (1-20) G  |
| Not energy efficient - higher running costs |                         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| England & Wales                             | EU Directive 2002/91/EC |  | England & Wales   |