



47 Riverside Road | | Shoreham-By-Sea | BN43 5RB



ESTATE AGENT



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Offers In Excess Of £699,995

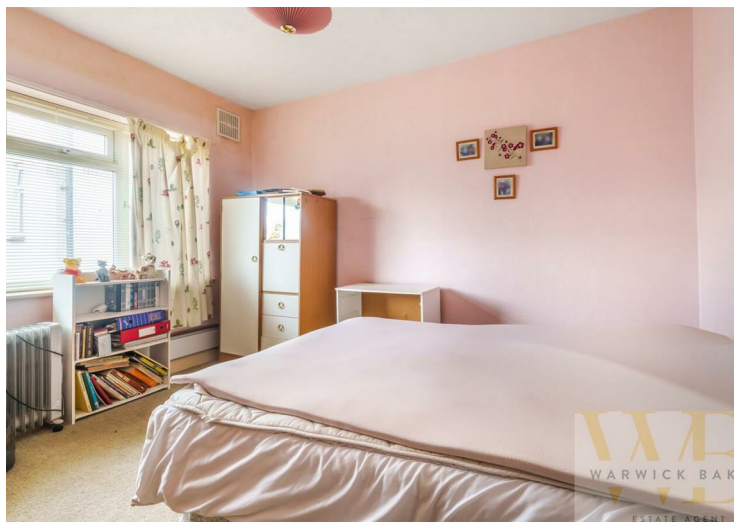
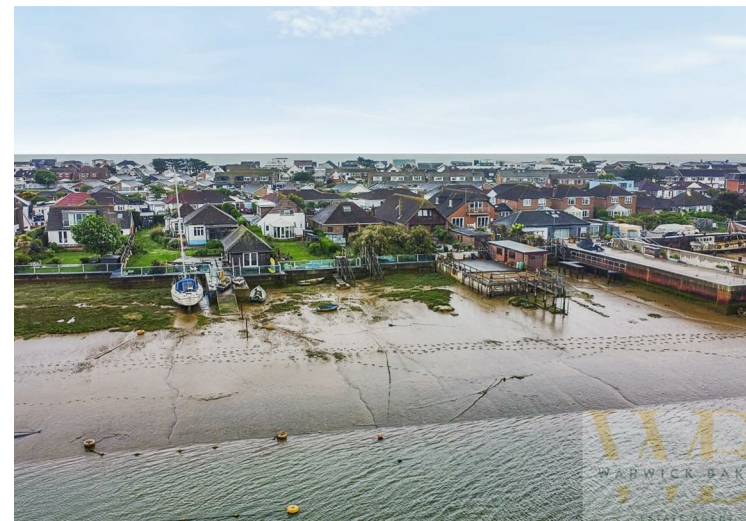
*** OFFERS IN EXCESS OF £699,995 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED BUNGALOW ON RIVERSIDE ROAD.

BACKING ON TO THE RIVER ADUR WITH PRIVATE MOORINGS THIS PROPERTY IS IN NEED OF RENOVATION THROUGH-OUT AND BOASTS THREE BEDROOMS, 15'9" LIVING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM AND BATHROOM WITH SEPARATE W.C.

SITUATED CLOSE TO THE FOOTBRIDGE AND MINUTES FROM THE BEACH THIS PROPERTY SITS ON A GENEROUS PLOT. THIS IS A RARE OPPOTUNITY, PLEASE CALL TO VIEW 01273 461144

- RIVERSIDE ROAD
- LIVING ROOM, DINING ROOM & KITCHEN/BREAKFAST ROOM
- PLEASE CALL TO VIEW
- DETACHED BUNGALOW ON A GENEROUS PLOT
- CLOSE TO THE FOOTBRIDGE
- 01273 461144
- BACKING THE RIVER WITH MOORINGS
- MINUTES FROM THE BEACH
- THREE BEDROOMS
- IN NEED OF COMPLETE RENOVATION



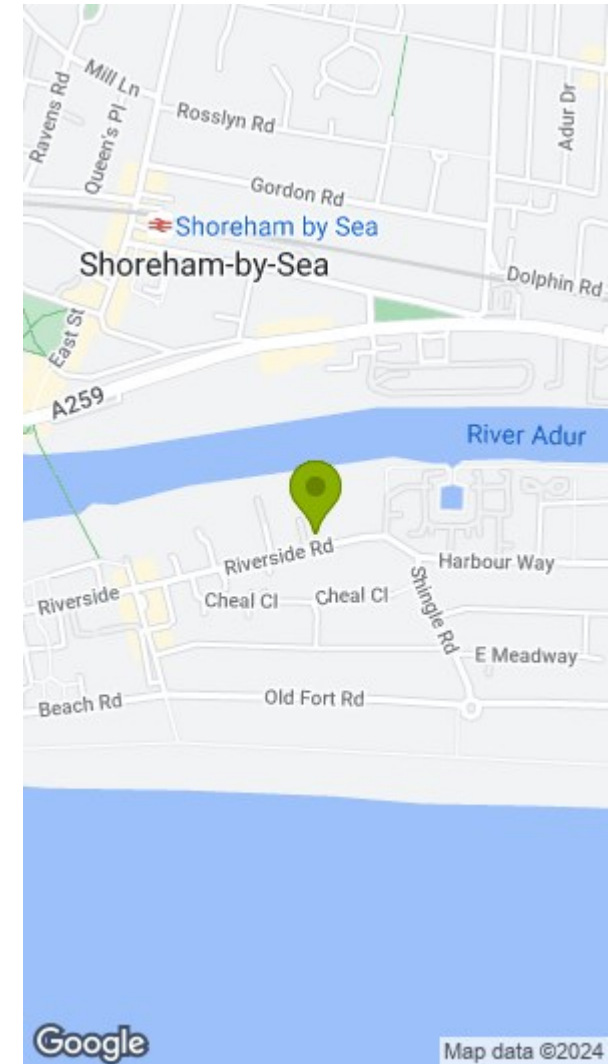
Riverside, Shoreham-by-Sea, BN43

Approximate Area = 766 sq ft / 71.2 sq m
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1148975



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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
79					
59					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	