



13 New Road | | Shoreham-By-Sea | BN43 6RA



ESTATE AGENT



13 New Road | | Shoreham-By-Sea | BN43 6RA

£300,000

SOLD SUBJECT TO CONTRACT..

\*\*\* ANOTHER PROPERTY SSTC BY WARWICK BAKER ESTATE AGENTS - MORE PROPERTY NEEDED. CALL US TODAY TO BOOK IN YOUR FREE VALUATION - 01273 461144 \*\*\*

- CASH BUYERS ONLY
- TOWN CENTRE LOCATION
- IN NEED OF RENOVATION
- CALL NOW TO VIEW
- 3 BEDROOMS
- 01273 461144
- VICTORIAN TERRACE

**ENTRANCE HALL**

**LIVING ROOM**

12'09 x 10'05 (3.89m x 3.18m)

**KITCHEN / DINING**

10'5 x 10'5 (3.18m x 3.18m)

**BATHROOM**

**CLOAKROOM**

**LANDING**

**BEDROOM 1**

13'05 x 10'08 (4.09m x 3.25m)

**BEDROOM 2**

10'05 x 7'09 (3.18m x 2.36m)

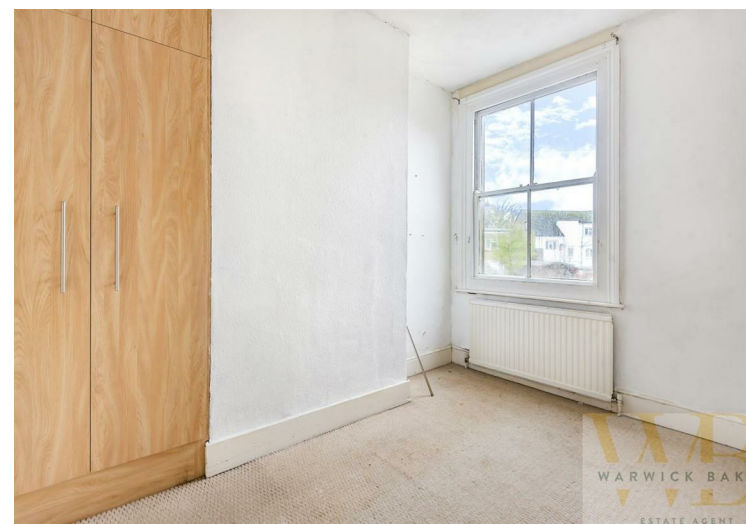
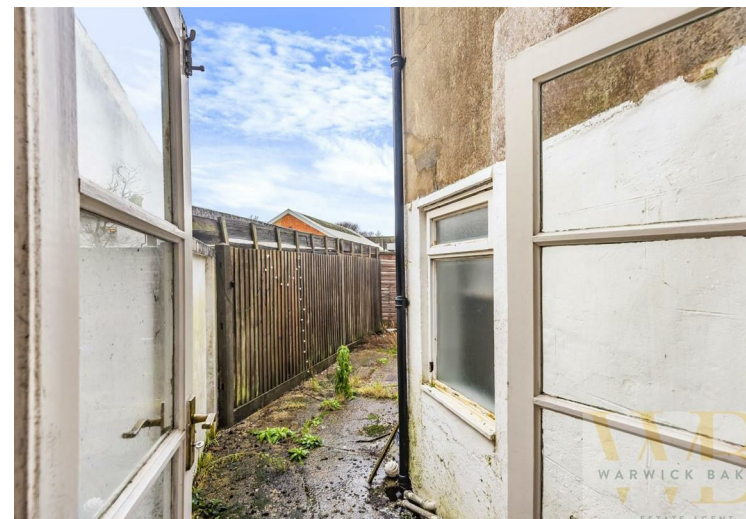
**BEDROOM 3**

7' x 6'09 (2.13m x 2.06m)

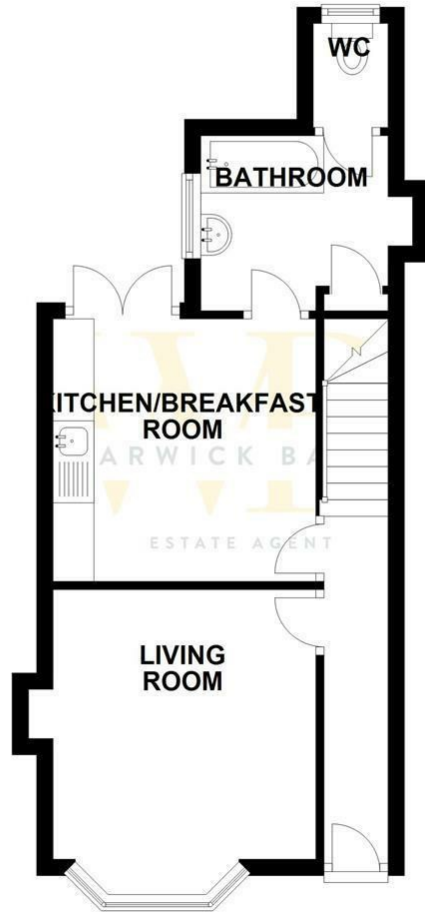
**BATHROOM**

**OUTSIDE**

**REAR GARDEN**



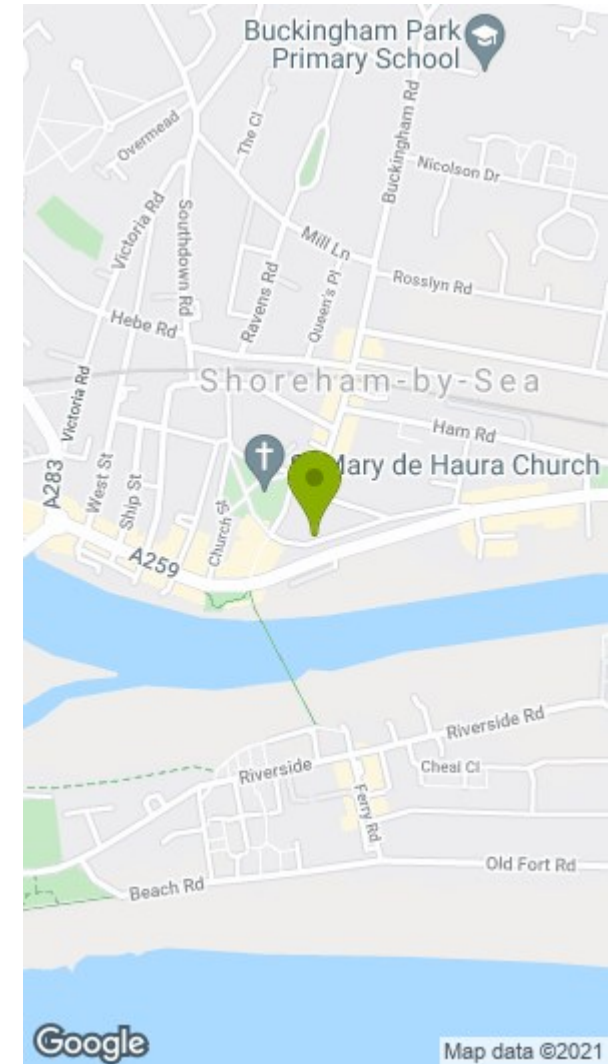
**GROUND FLOOR**  
APPROX. 33.5 SQ. METRES (360.3 SQ. FEET)



**FIRST FLOOR**  
APPROX. 32.4 SQ. METRES (348.4 SQ. FEET)



TOTAL AREA: APPROX. 65.8 SQ. METRES (708.7 SQ. FEET)



**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	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC