



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

**WB**  
WARWICK BAKER  
ESTATE AGENT

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£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.

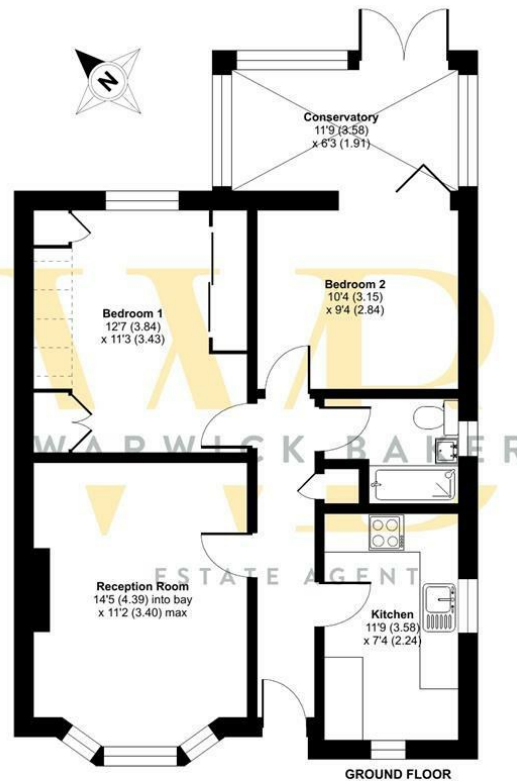
THE PROPERTY HAS 2 DOUBLE BEDROOMS, LIVING ROOM, KITCHEN, LARGE REAR GARDENS AND A GARAGE.

PLEASE CALL TO VIEW 01273 461144

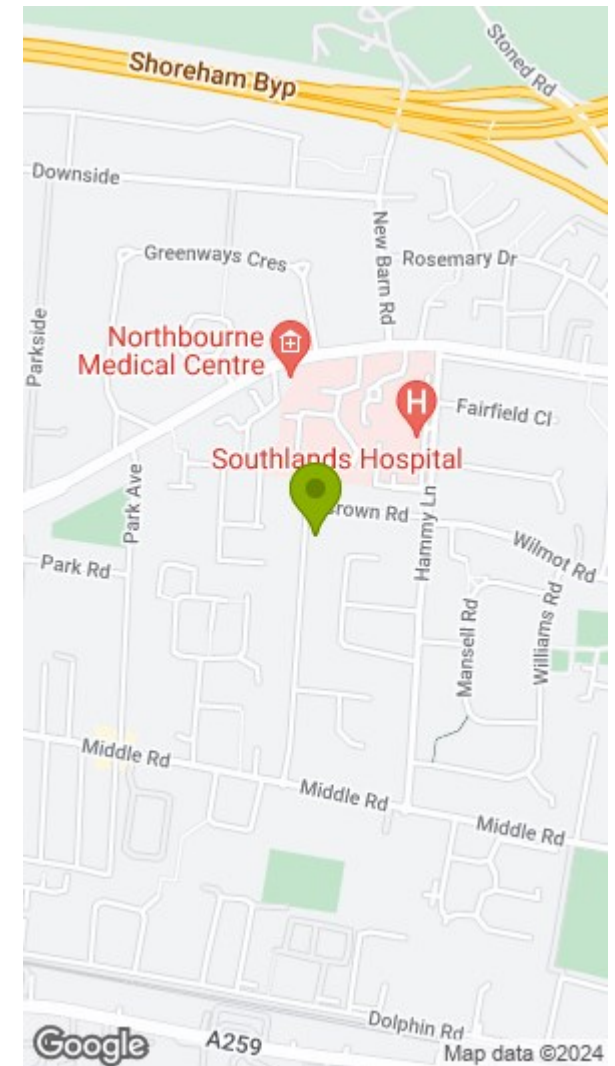


# Crown Road, Shoreham-by-Sea, BN43

Approximate Area = 691 sq ft / 64.2 sq m  
For identification only - Not to scale



**RICS** Certified Property Measurer  
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: 1133676



## 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	