



6 Oxen Court Oxen Avenue | | Shoreham-By-Sea | BN43 5AS



ESTATE AGENT



## 6 Oxen Court Oxen Avenue | | Shoreham-By-Sea | BN43 5AS

Offers In Excess Of £399,995

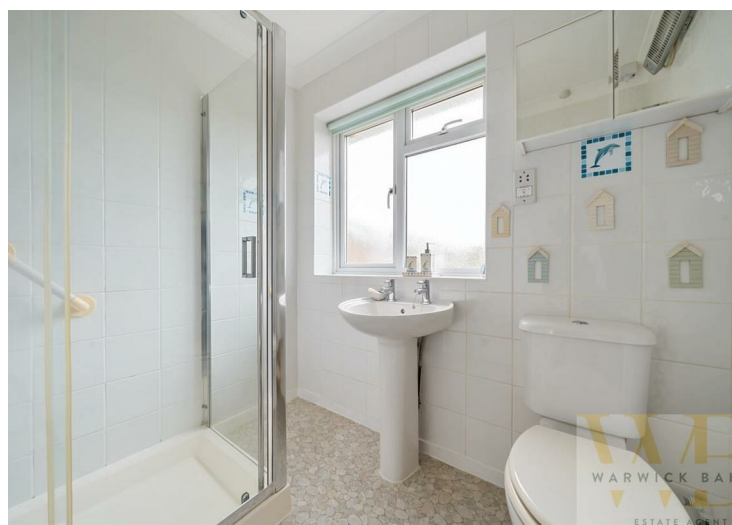
\*\*\* OFFERS IN EXCESS OF £399,995 \*\*\*

OPEN HOUSE - SATURDAY 1ST JUNE – 11 AM – 1 PM

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS THREE-BEDROOM TERRACE PROPERTY IN OXEN COURT.

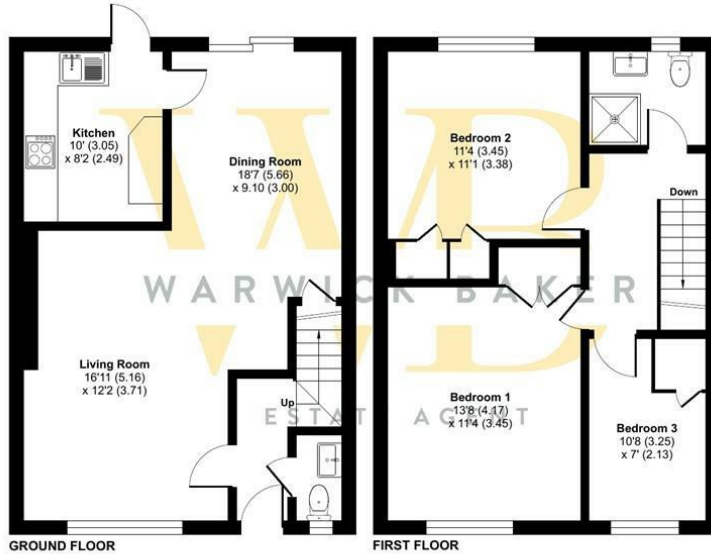
LOCATED A SHORT WALK FROM THE TOWN CENTRE IN THE QUIET ELEVATED POSITION, THE PROPERTY BENEFITS FROM A DOUBLE ASPECT LIVING/DINING ROOM, KITCHEN, AND W.C ON THE GROUND FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS AND A BATHROOM.

- OPEN HOUSE SATURDAY 1ST JUNE
- DOWNSTAIRS W.C
- NO ONWARD CHAIN
- 11AM - 1PM - PLEASE CALL 01273 461144
- QUIET LOCATION, OXEN COURT
- ELEVATED POSITION
- THREE BEDROOM HOUSE
- SECLUDED REAR GARDEN
- DOUBLE ASPECT LIVING/DINING ROOM
- GARAGE EN BLOC

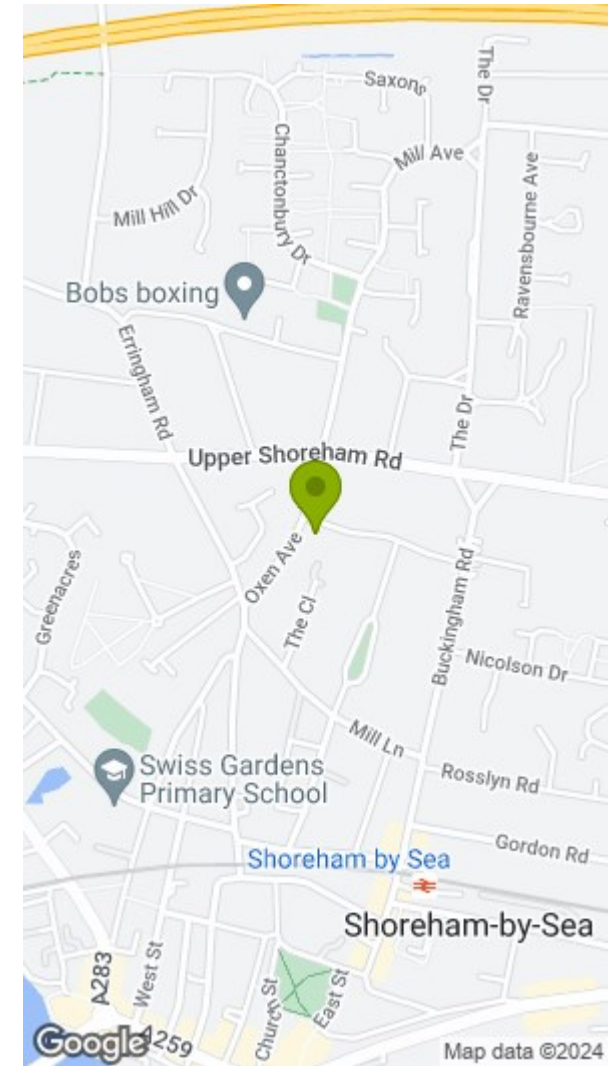


# Oxen Court, Oxen Avenue, Shoreham-by-Sea, BN43

Approximate Area = 1026 sq ft / 95.3 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). © nichewcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1116734



## 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			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	68