



14 Franklin Road | | Shoreham-By-Sea | BN43 6YD

**WB**  
WARWICK BAKER  
ESTATE AGENT

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## 14 Franklin Road | | Shoreham-By-Sea | BN43 6YD

£399,999

\*\* £399,999 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED BUNGALOW.

THE PROPERTY HAS A 12'11 SOUTHERLY ASPECT LIVING / DINING ROOM, TWO BEDROOMS, KITCHEN AND BATHROOM ON THE GROUND FLOOR. UPSTAIRS THERE IS A 20'9 x 12'11 MASTER BEDROOM.

OUTSIDE THERE IS A SECLUDED GARDEN AND A GARAGE ACCESSED VIA A SHARED DRIVEWAY.

- SEMI-DETACHED CHALET BUNGALOW
- POTENTIAL TO EXTEND
- PLEASE CALL TO VIEW 01273 461144
- THREE BEDROOMS
- REAR GARDENS
- 12'11 X 10'10 SOUTHERLY FACING LIVING/DINING ROOM
- GARAGE
- 20'9 X 12'11 MASTER BEDROOM
- NO ONWARD CHAIN

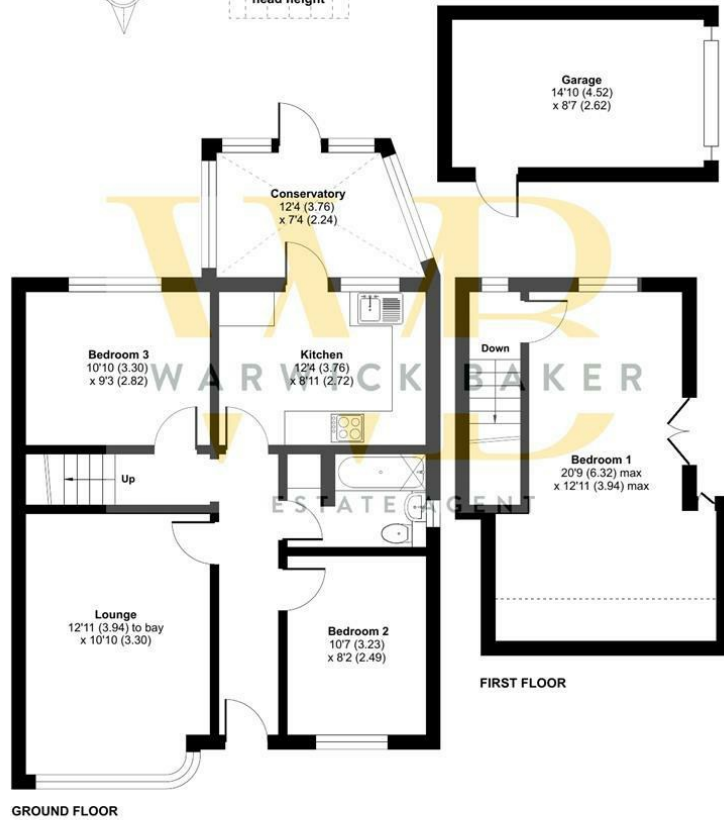


# Franklin Road, Shoreham-by-Sea, BN43

Approximate Area = 951 sq ft / 88.3 sq m  
 Limited Use Area(s) = 33 sq ft / 3 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 1113 sq ft / 103.2 sq m  
 For identification only - Not to scale



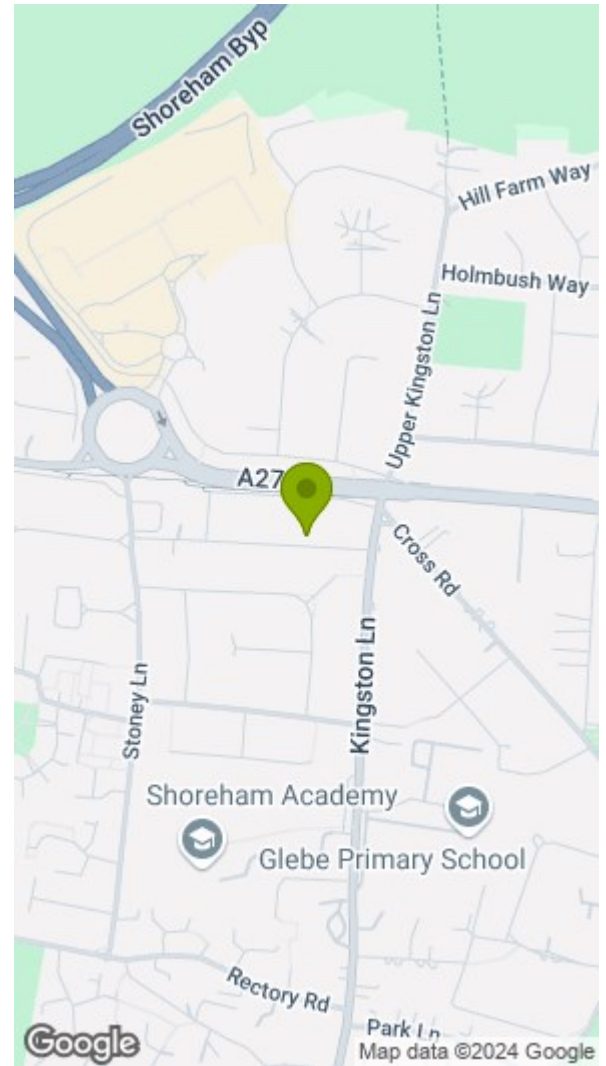
Denotes restricted head height



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworm 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1168329



## 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>	
(54-68) <b>D</b>		(54-68) <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	
<b>84</b>	<b>63</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC