



12 The Meadway | | Shoreham Beach | BN43 5RP

**WB**  
WARWICK BAKER  
ESTATE AGENT



12 The Meadway | | Shoreham Beach | BN43 5RP

£503,000

SOLD - OPEN HOUSE 12 VIEWINGS - 6 OFFERS

CASH BUYERS ONLY - TIMBER FRAME - POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING - FOOTPRINT IS 84sqm.

- SOLD !!
- MORE REQUIRED

- OPEN HOUSE
- PLEASE CALL

- 12 VIEWINGS
- 01273 461144

- 6 OFFERS





**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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(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		England & Wales
			EU Directive 2002/91/EC

