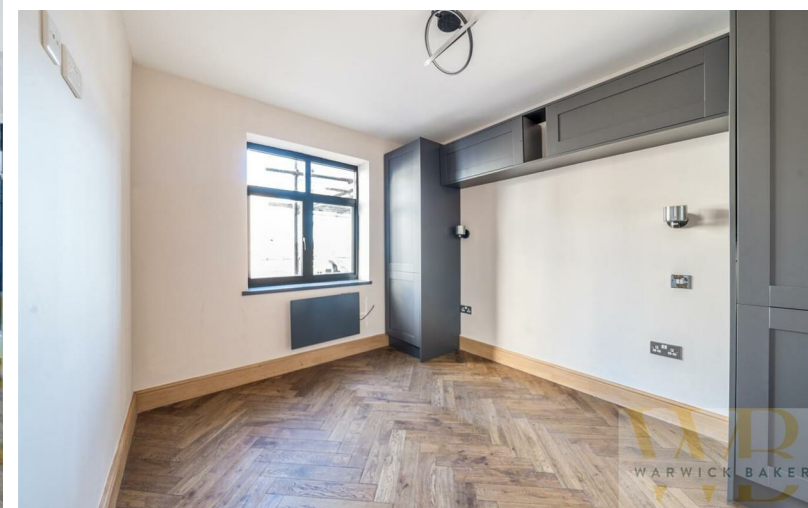


**WB**  
WARWICK BAKER  
**FOR SALE**  
01273 461144

House at the rear 35-37 High Street | | Shoreham-By-Sea  
BN14 5DD



ESTATE AGENT



## House at the rear 35-37 High Street | | Shoreham-By-Sea | BN43 5DD

Offers In Excess Of £259,950

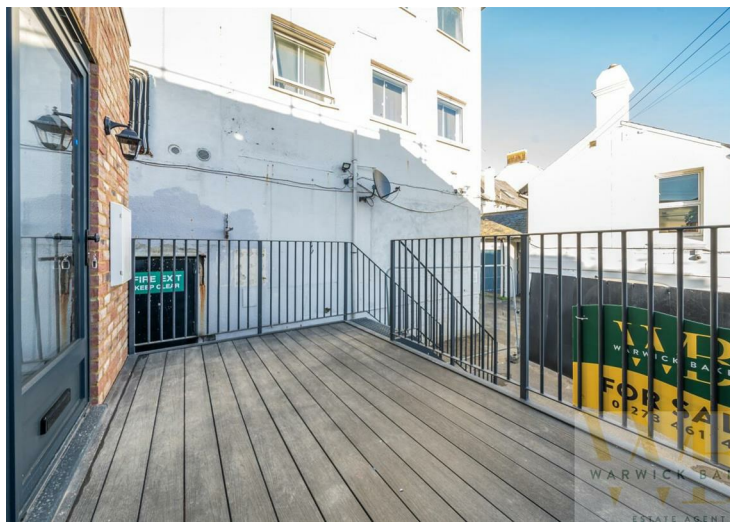
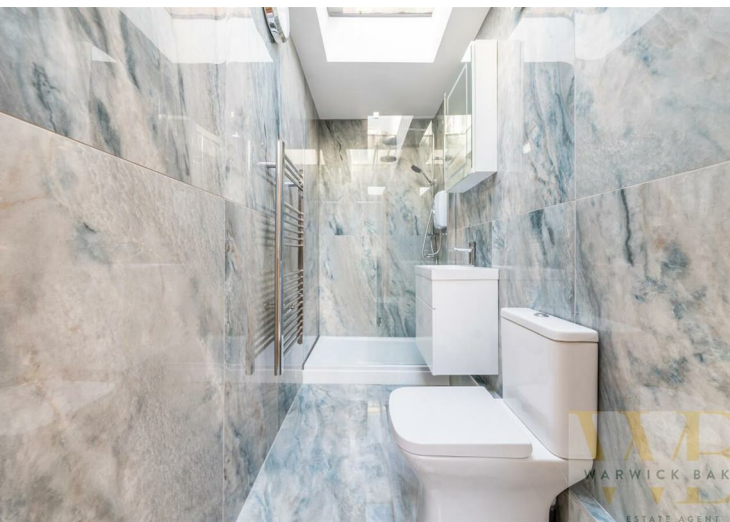
\*\*\* OFFERS IN EXCESS OF £259,950 \*\*\*

OPEN HOUSE SATURDAY 2ND NOVEMBER 11AM - 12PM - CALL TO BOOK AN APPOINTMENT

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS UNIQUE FREEHOLD ATTACHED HOUSE TO THE MARKET.

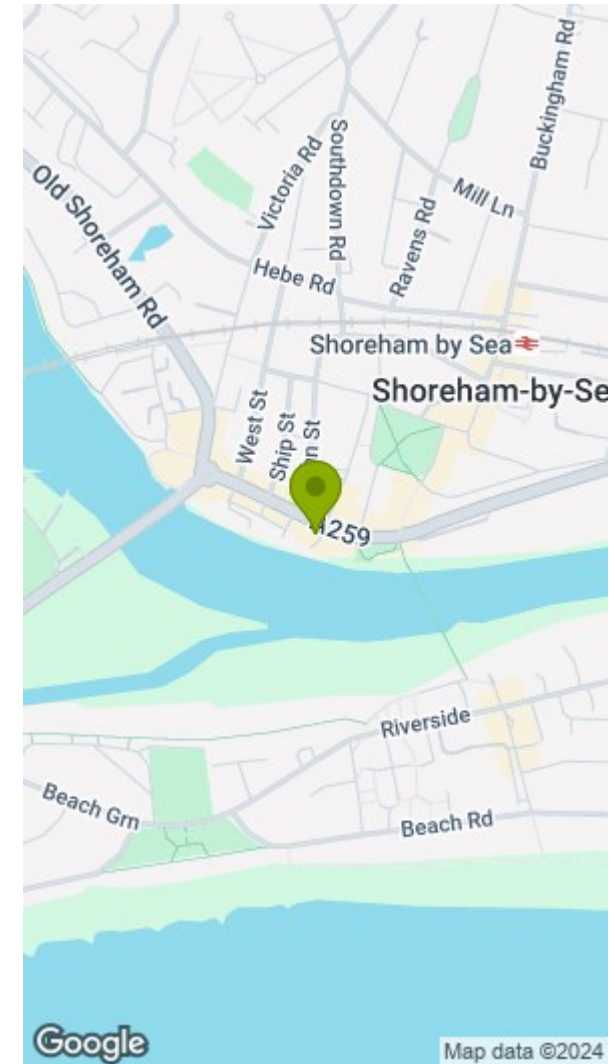
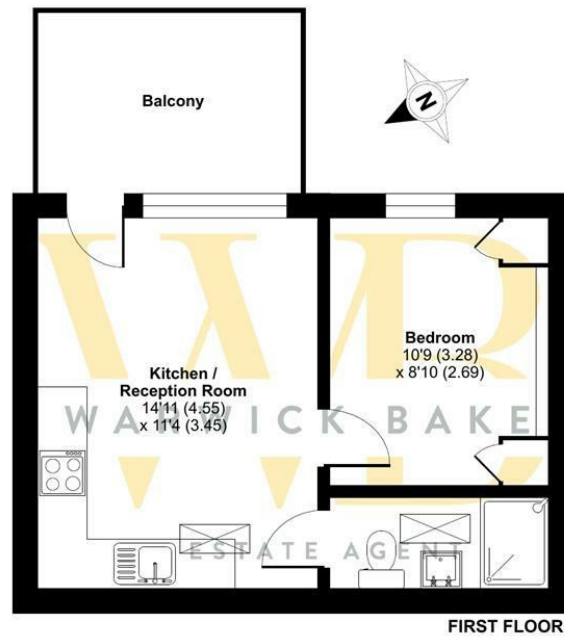
THIS BRAND-NEW PROPERTY IS LOCATED IN THE HEART OF SHOREHAM JUST OFF OF THE HIGH STREET WITH STUNNING VIEWS OF THE RIVER ADUR.

- \*\*\* OPEN HOUSE SAT 2ND NOV 11AM-12PM \*\*\*
- 14'11 X 11' OPEN PLAN RECEPTION ROOM WITH MODERN KITCHEN AND PATIO DOORS TO TERRACE
- CONTEMPORARY MODERN SHOWER ROOM
- BRAND NEW ATTACHED FREEHOLD HOUSE
- BESPOKE HERRINGBONE WOOD FLOORING
- CALL NOW TO BOOK AN APPOINTMENT - 01273 461144
- OUTSIDE DECKED TERRACE AREA WITH STUNNING RIVER VIEWS
- 10'9 X 8'2 DOUBLE BEDROOM WITH FITTED WARDROBES
- TOWN CENTRE LOCATION, JUST OFF OF THE HIGH STREET
- NEW BUILD WITH WARRANTY



# High Street, Shoreham-by-Sea, BN43

Approximate Area = 310 sq ft / 28.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1197013

## 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 (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (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