



12 The Meadway | | Shoreham Beach | BN43 5RP

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 12 The Meadway | | Shoreham Beach | BN43 5RP

£450,000

\*\*\* OFFERS IN EXCESS OF £450,000 \*\*\*

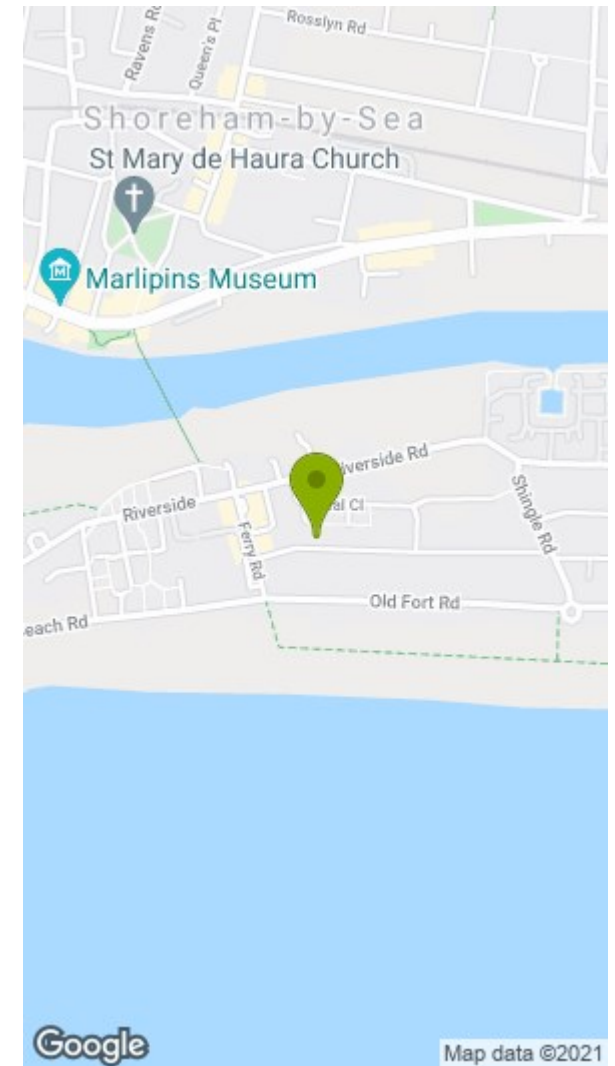
OPEN HOUSE WEDNESDAY 13TH OCT - 2PM - 4PM

CALL FOR AN APPOINTMENT 01273 461144

CASH BUYERS ONLY - TIMBER FRAME - POTENTIAL FOR DEVELOPMENT SUBJECT TO PLANNING

- SHOREHAM BEACH
- OPEN HOUSE
- 01273 461144
- TIMBER FRAME BUNGALOW
- WEDNESDAY 13TH OCT
- DEVELOPMENT POTENTIAL
- 10AM - 12PM
- CASH BUYERS ONLY
- CALL NOW TO VIEW





**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) 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	

