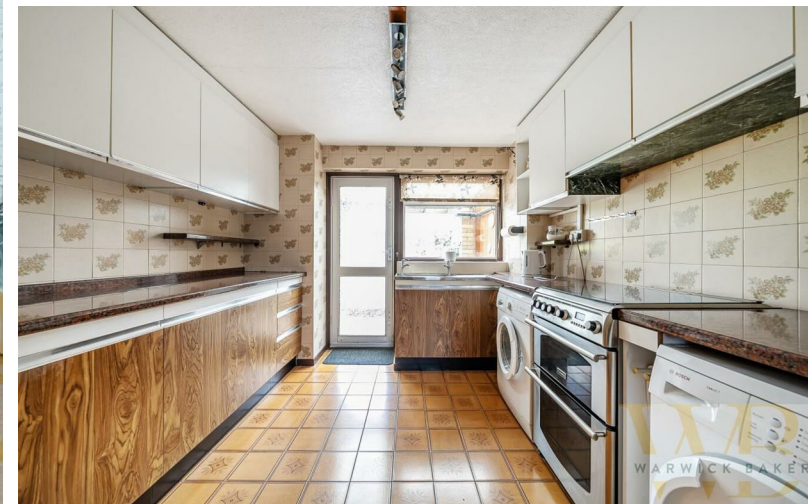




187 Middle Road | | Shoreham-By-Sea | BN43 6LG

**WB**  
WARWICK BAKER  
ESTATE AGENT



## 187 Middle Road | | Shoreham-By-Sea | BN43 6LG

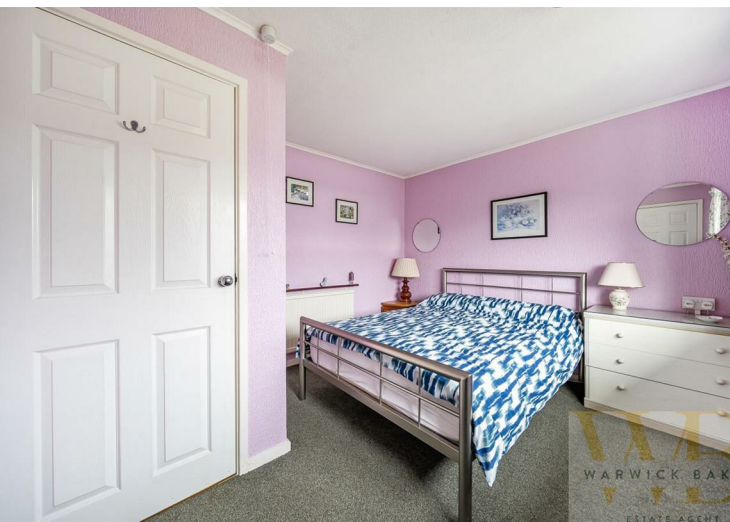
Offers In Excess Of £329,999

\*\*\* OFFERS IN EXCESS OF £329,999 \*\*\*

WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER TO THE MARKET THIS SPACIOUS MID-TERRACE PROPERTY IN MIDDLE ROAD, SHOREHAM BY SEA.

IN NEED OF MODERNISATION, THE PROPERTY CONSISTS OF 20'08 X 10'11 SOUTHERLY ASPECT LIVING ROOM, DINING ROOM, CONSERVATORY AND KITCHEN ON THE GROUND FLOOR. ON THE FIRST FLOOR, THERE ARE THREE DOUBLE BEDROOMS A FAMILY BATHROOM AND THE REAR GARDEN 31'8" X 22'11".

- MID-TERRACE HOUSE
- DINING ROOM
- PLEASE CALL TO VIEW
- THREE BEDROOMS
- IN NEED OF MODERNISING
- 01273 461144
- 20'8 SOUTHERLY ASPECT LIVING ROOM
- REAR GARDEN WITH 20'1 WORKSHOP/CABBIN
- CONSERVATORY
- NO ONWARD CHAIN / VACANT

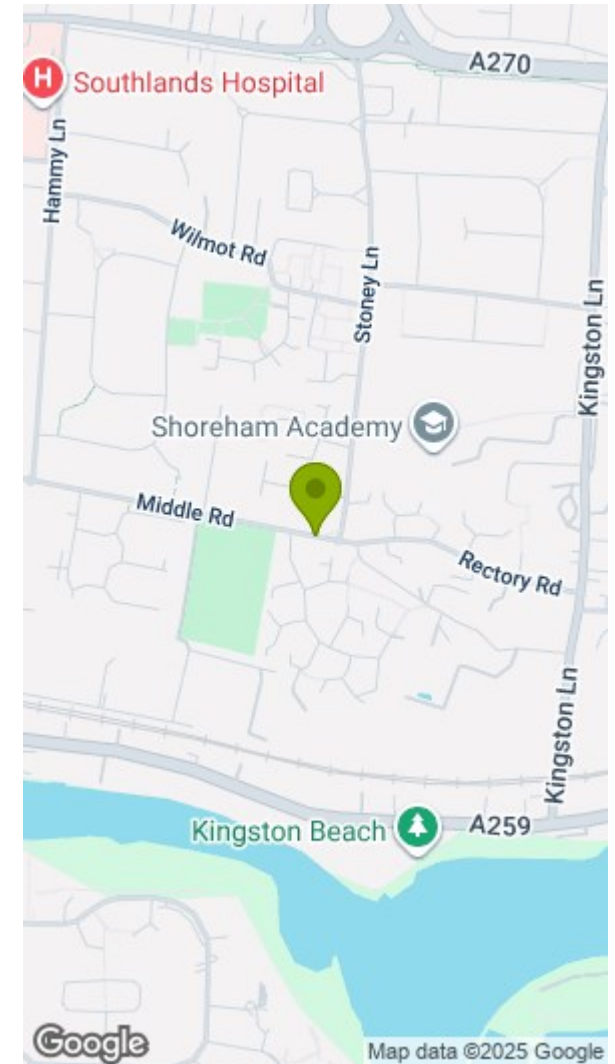


## Middle Road, Shoreham-by-Sea, BN43

Approximate Area = 1016 sq ft / 94.3 sq m  
 Outbuilding = 152 sq ft / 14.1 sq m  
 Total = 1168 sq ft / 108.4 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1300367



### 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		Current	Potential	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	80	England & Wales		EU Directive 2002/91/EC	65