



36 East Meadway | | Shoreham-By-Sea | BN43 5RF





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£749,950

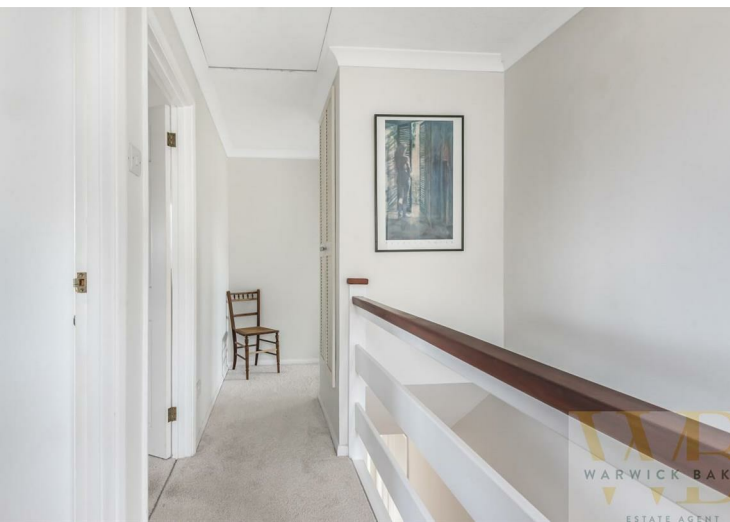
\*\*\* £749,950 \*\*\*

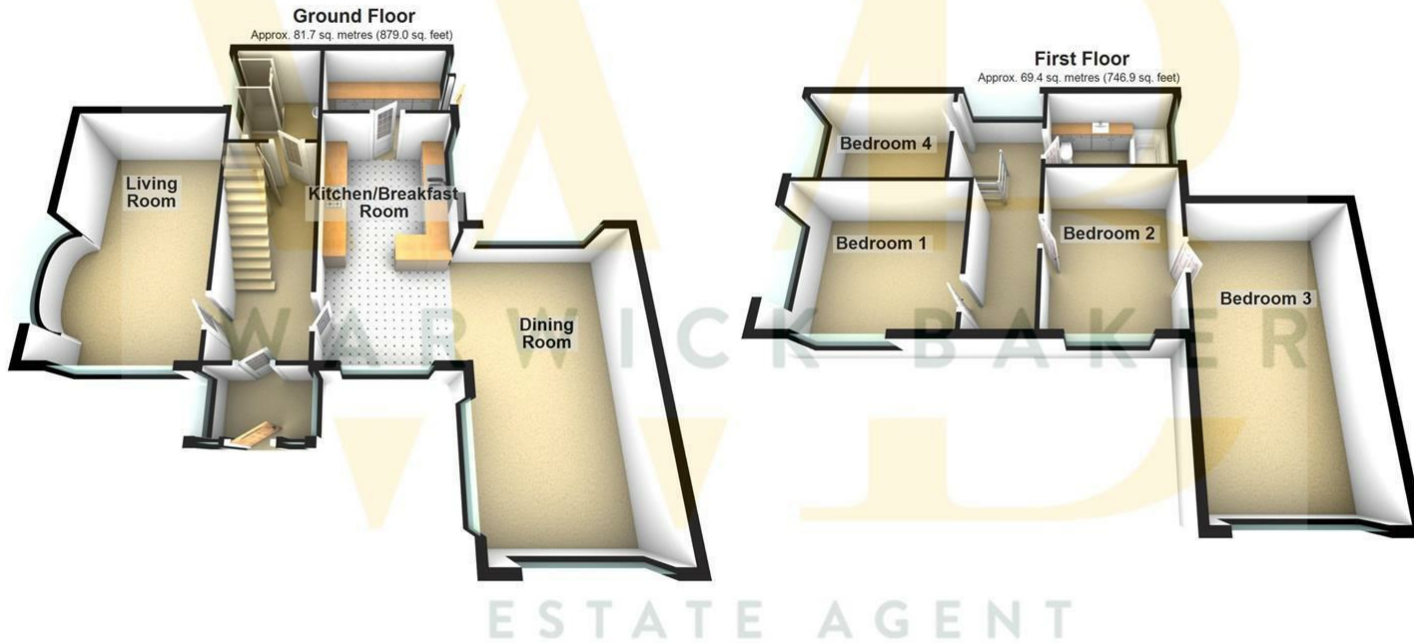
WARWICK BAKER ESTATE AGENTS ARE PLEASE TO OFFER TO THE MARKET THIS EXTENDED DETACHED FAMILY HOME ON SHOREHAM BEACH.

LOCATED MINUTES FROM THE FORESHORE, THE PROPERTY OFFERS SPACIOUS ACCOMMODATION OVER TWO FLOORS, WITH A 19' FT SOUTHERLY ASPECT LIVING ROOM, 19'FT KITCHEN BREAKFAST ROOM, 20' FT DINING ROOM, UTILITY ROOM AND SHOWER ROOM ON THE GROUND FLOOR. ON THE FIRST FLOOR THERE ARE THREE BEDROOMS, A DRESSING ROOM, MODERN FAMILY BATHROOM, FRONT AND REAR GARDENS, GARAGE AND OFF ROAD PARKING. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT

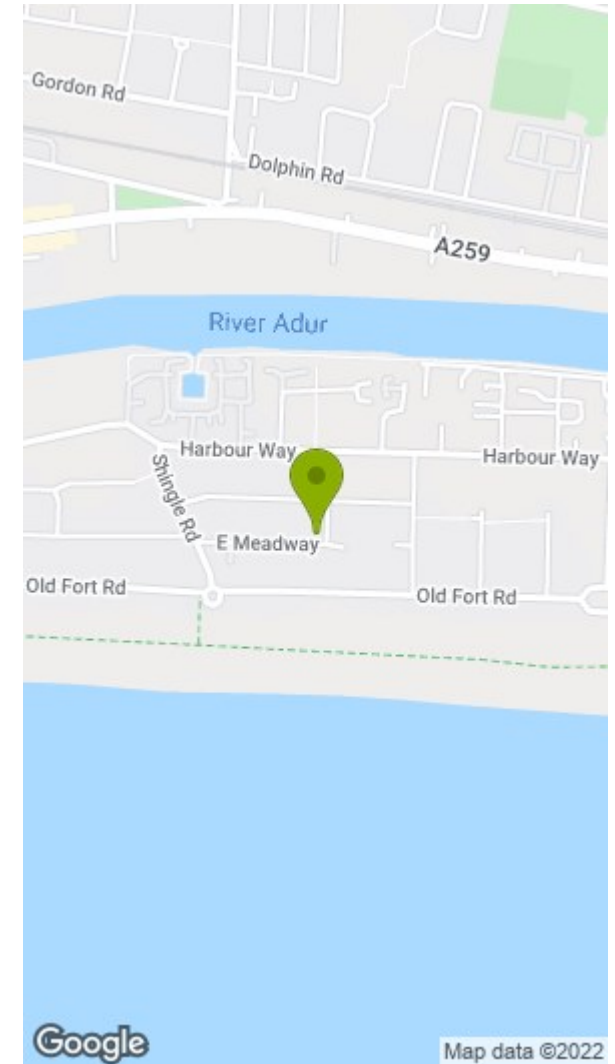
PLEASE CALL TO VIEW 01273 461144

- SHOREHAM BEACH
- 20' DINING ROOM
- FRONT AND REAR GARDENS
- 3 BEDROOMS + DRESSING ROOM
- UTILITY ROOM
- GARAGE + OFF ROAD PARKING
- 19' LOUNGE
- GROUND FLOOR SHOWER ROOM
- 19' KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM





Total area: approx. 151.0 sq. metres (1625.9 sq. feet)



### 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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	