



14 Franklin Road | | Shoreham-By-Sea | BN43 6YD

**WB**  
WARWICK BAKER  
ESTATE AGENT

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## 14 Franklin Road | | Shoreham-By-Sea | BN43 6YD

£399,999

\*\* £399,999 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED BUNGALOW.

THE PROPERTY HAS A 12'11 SOUTHERLY ASPECT LIVING / DINING ROOM, TWO BEDROOMS, KITCHEN AND BATHROOM ON THE GROUND FLOOR. UPSTAIRS THERE IS A 20'9 x 12'11 MASTER BEDROOM.

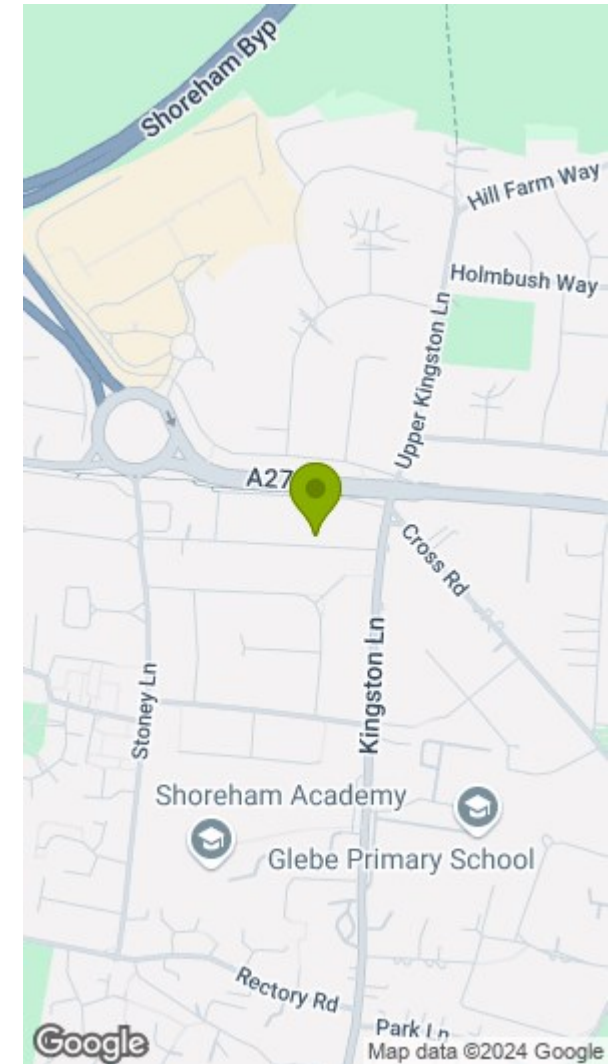
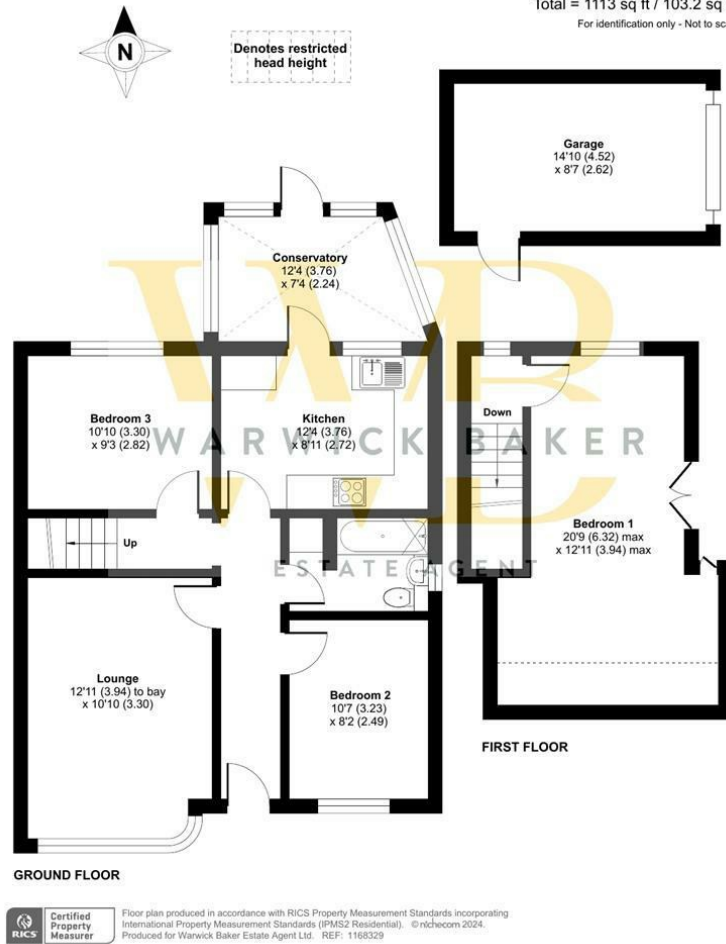
OUTSIDE THERE IS A SECLUDED GARDEN AND A GARAGE ACCESSED VIA A SHARED DRIVEWAY.

- SEMI-DETACHED CHALET BUNGALOW
- POTENTIAL TO EXTEND
- PLEASE CALL TO VIEW 01273 461144
- THREE BEDROOMS
- REAR GARDENS
- NO ONWARD CHAIN
- 12'11 X 10'10 SOUTHERLY FACING LIVING/DINING ROOM
- GARAGE
- 20'9 X 12'11 MASTER BEDROOM
- POTENTIAL FOR OFF ROAD PARKING



# Franklin Road, Shoreham-by-Sea, BN43

Approximate Area = 951 sq ft / 88.3 sq m  
 Limited Use Area(s) = 33 sq ft / 3 sq m  
 Garage = 129 sq ft / 11.9 sq m  
 Total = 1113 sq ft / 103.2 sq m  
 For identification only - Not to scale



## 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

Energy Efficiency Rating: Current 63, Potential 84