



St. Mary's Cottage St. Marys Road | | Shoreham-By-Sea  
LD14 2 57A





## St. Mary's Cottage St. Marys Road | | Shoreham-By-Sea | BN43 5ZA

£850,000

\*\*\* £850,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SEMI-DETACHED PERIOD PROPERTY IN THE CENTRE OF SHOREHAM.

BOASTING A WEALTH OF FEATURES, INCLUDING INGLENOOK FIREPLACES AND EXPOSED BEAMS THE PROPERTY IS OFFERED IN IMMACULATE CONDITION THROUGH OUT.

SET OVER THREE FLOORS, THERE ARE THREE BEDROOMS, MASTER WITH EN SUITE, SHOWER ROOM FOR BEDROOM TWO AND A BATHROOM FOR BEDROOM THREE. ON THE GROUND FLOOR A LARGE SITTING ROOM, DINNING HALL, MODERN FITTED EXTENDED

- PERIOD COTTAGE
- 3 DOUBLE BEDROOMS
- NO CHAIN
- TOWN CENTRE LOCATION
- MASTER WITH EN-SUITE
- PERIOD FEATURES
- GARAGE
- CELLAR
- EXPOSED BEAMS
- WALLED GARDENS



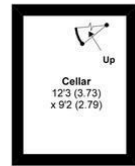
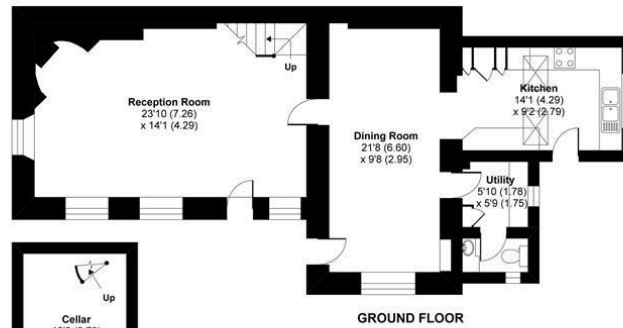
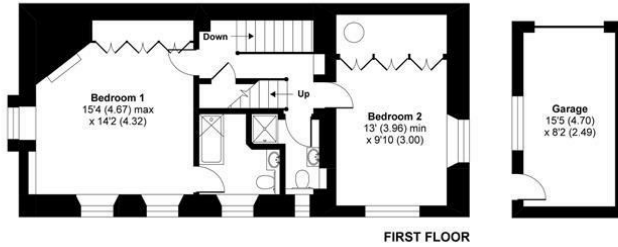
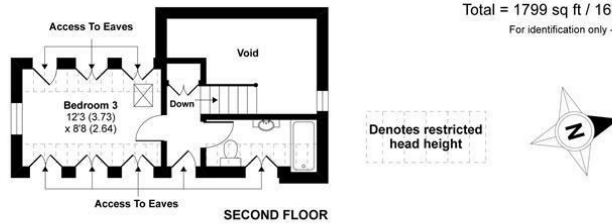
# St. Marys Cottage, St. Marys Road, Shoreham-by-Sea, BN43

Approximate Area = 1727 sq ft / 160.4 sq m (includes garage & excludes void)

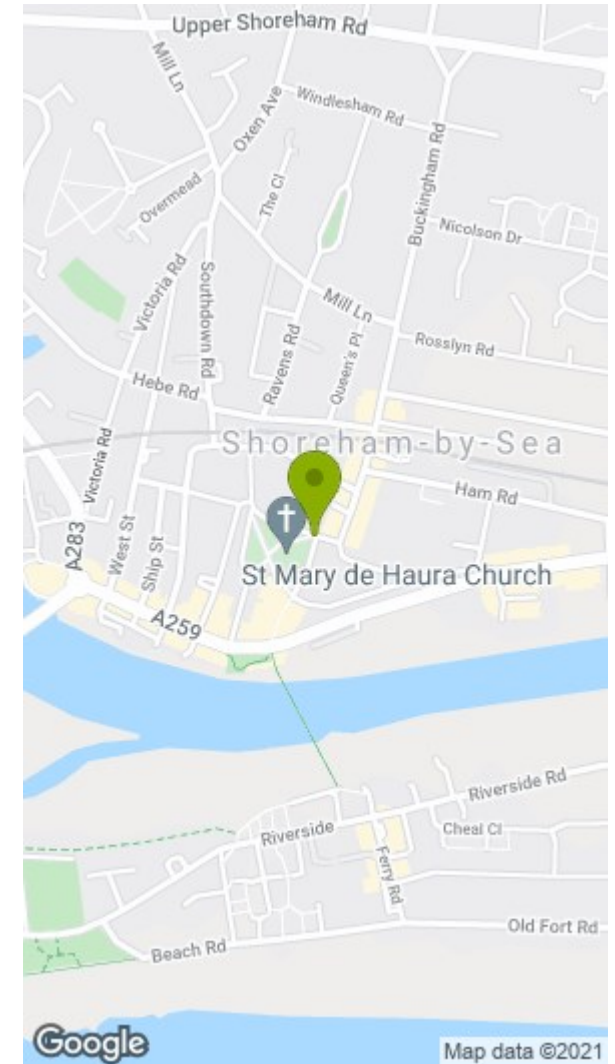
Limited Use Area(s) = 72 sq ft / 6.7 sq m

Total = 1799 sq ft / 167.1 sq m

For identification only - Not to scale



**RICS** Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 602788.



## 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>82</b>	<b>43</b>	<b>77</b>	<b>38</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC