



chers

Retail &  
Catering

11 New Road | | Shoreham-By-Sea | BN43 6RB

**WB**  
WARWICK BAKER  
ESTATE AGENT



11 New Road | | Shoreham-By-Sea | BN43 6RB

£300,000

SOLD - WARWICK BAKER ESTATE AGENTS !!

SIMILAR PROPERTIES NEEDED

CALL FOR A VALUATION ON YOUR PROPERTY 01273 461144

\*\*\* £300,000 \*\*\*

- VICTORIAN TERRACE HOUSE
- TOWN CENTRE LOCATION
- IDEAL FOR BUY TO LET INVESTORS
- 2 BEDROOMS
- SECLUDED REAR GARDEN
- 23FT LIVING DINING ROOM
- NO UPWARD CHAIN
- MODERN KITCHEN
- IDEAL FOR FIRST TIME BUYERS

## ENTRANCE VESTIBULE

Double glazed door to front, door to

## LIVING DINING ROOM

23'09 x 13'04 (7.24m x 4.06m)

Front aspect bay window with original sash windows, French Doors to Utility , door to Kitchen, stairs to the First Floor Landing

## KITCHEN

8'0" x 6'11" (2.44 x 2.11)

Modern suite comprising wall and base level units, work surfaces, inset sink unit, space for appliances, under stairs cupboard. Side aspect window.

## UTILITY / LEAN TO

With space and plumbing for washing machine, sloping UPVC roof. Glazed door giving access to the rear garden

## FIRST FLOOR LANDING

Doors giving access to both Bedrooms and Family Bathroom, loft access.

## BEDROOM 1

12'9" x 11'8" into bay (3.89 x 3.58 into bay)

Front aspect bay window with original sash windows.

## BEDROOM 2

10'5" x 7'9" (3.2 x 2.38)

Rear aspect window with original sash.

## BATHROOM

Matching white suite, panel enclosed bath, pedestal wash hand basin, low level W.C, obscure glass original sash window.

## OUTSIDE

### REAR GARDEN

With patio area, step up to raised shingle area with further patio slabs all enclosed by high fencing to three sides.





**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	