



8 Rectory Road | | Shoreham-By-Sea | BN43 6EA





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£525,000

\*\*\* £525,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS EXTENDED SEMI-DETACHED PROPERTY ON A GENEROUS CORNER PLOT.

THE PROPERTY BENEFITS FROM 16'6 SOUTHERLY ASPECT LIVING ROOM, 20'8 DINING ROOM, 19'7 MODERN KITCHEN WITH UTILITY ON THE GROUND FLOOR. UPSTAIRS THERE ARE TWO DOUBLES AND A SINGLE BEDROOM WITH MODERN SHOWER ROOM. ON THE SECOND FLOOR THERE IS A MASTER BEDROOM WITH EN-SUITE, STUNNING SOUTHER VIEWS AND NORTHERLY TO THE SOUTH DOWNS.

- SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- SECLUDED GARDENS
- 16'6 SOUTHERLY ASPECT LIVING ROOM
- MASTER WITH ENSUITE SHOWER ROOM
- GARAGE EN-BLOC & PARKING FOR UP TO FOUR CARS
- 20'8 DINING ROOM
- REFITTED MODERN FAMILY SHOWER ROOM
- 19'7 MODERN KITCHEN & UTILITY ROOM
- LARGE CORNER PLOT

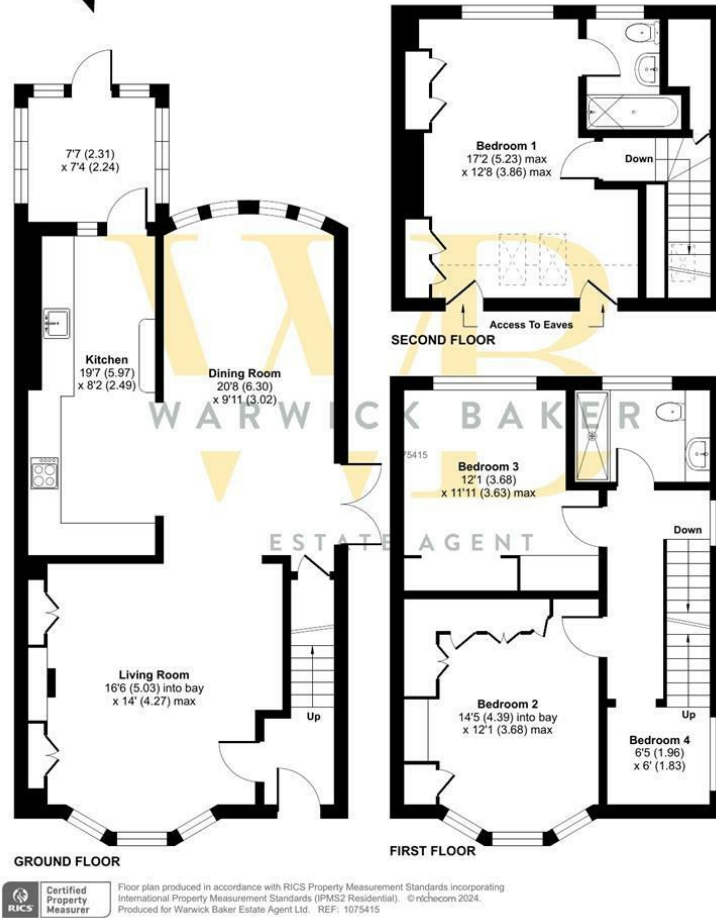


## Rectory Road, Shoreham-by-Sea, BN43

Approximate Area = 1535 sq ft / 142.6 sq m  
 Limited Use Area(s) = 25 sq ft / 2.3 sq m  
 Total = 1560 sq ft / 144.9 sq m  
 For identification only - Not to scale



Denotes restricted head height



### 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 |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |