



Thatch Cottage, 110 Connaught Avenue | | Shoreham-By-Sea
BN14 9WD



ESTATE AGENT



Thatch Cottage, 110 Connaught Avenue | | Shoreham-By-Sea | BN43 5WP

Offers In Excess Of £750,000

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OPEN HOUSE SATURDAY 8TH JUNE 11 AM – 1 PM

PLEASE CALL FOR AN APPOINTMENT - 01273 461144

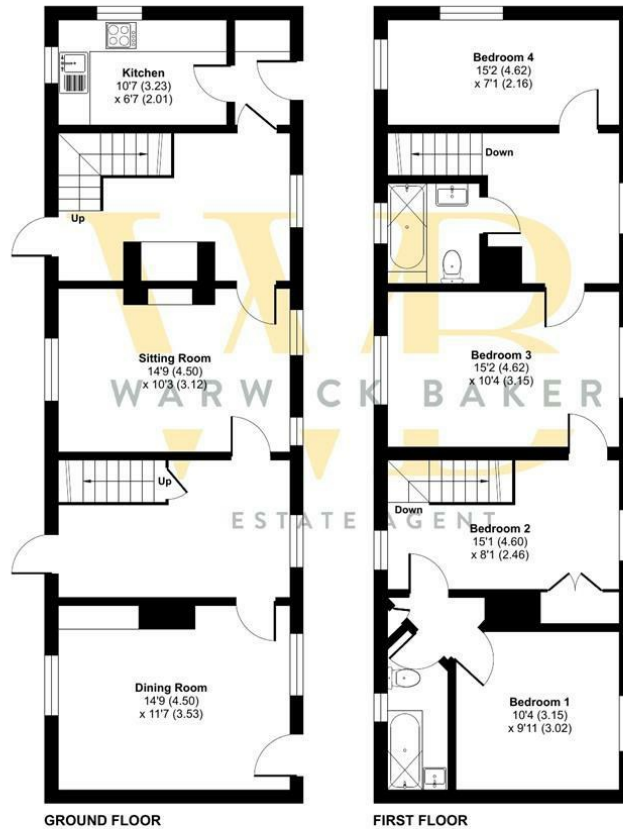
WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS GRADE 11 LISTED PERIOD DETACHED THATCHED COTTAGE IN SHOREHAM BY SEA JUST OUTSIDE THE TOWN CENTRE. LOCATED CLOSE TO THE RIVER ADUR AND WITH VIEWS ACROSS THE

- OPEN HOUSE
- CLOSE TO THE RIVER ADUR
- COTTAGE GARDENS
- SATURDAY 8TH JUNE 11 AM – 1 PM
- WEALTH OF PERIOD FEATURES
- NO CHAIN
- CALL FOR AN APPOINTMENT 01273 461144
- THREE RECEPTION ROOMS
- HISTORIC DETACHED THATCHED COTTAGE
- FOUR BEDROOMS



Connaught Avenue, Shoreham-by-Sea, BN43

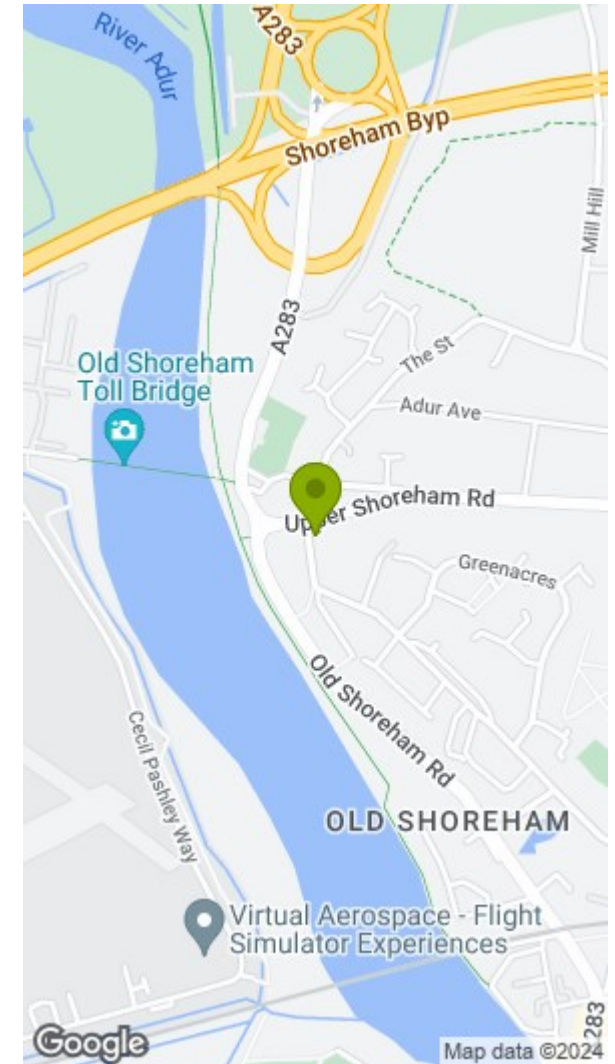
Approximate Area = 1428 sq ft / 132.6 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichewcom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1129137



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 ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D			(54-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	44 → 51	England & Wales
			EU Directive 2002/91/EC