



13 New Road | | Shoreham-By-Sea | BN43 6RA



ESTATE AGENT



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£300,000

*** £300,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VICTORIAN TERRACED HOUSE. THE HOUSE BENEFITS FROM 3 BEDROOMS, LIVING ROOM, KITCHEN / BREAKFAST ROOM, BATHROOM AND REAR COURTYARD GARDEN.

IN NEED OF EXTENSIVE RENOVATION - NO FUTURE NEGOTIATIONS ON PRICE - CASH BUYERS ONLY

CALL TO VIEW - 01273 461144

ENTRANCE HALL

LIVING ROOM

12'09 x 10'05 (3.89m x 3.18m)

KITCHEN / DINING

10'5 x 10'5 (3.18m x 3.18m)

BATHROOM

CLOAKROOM

LANDING

BEDROOM 1

13'05 x 10'08 (4.09m x 3.25m)

BEDROOM 2

10'05 x 7'09 (3.18m x 2.36m)

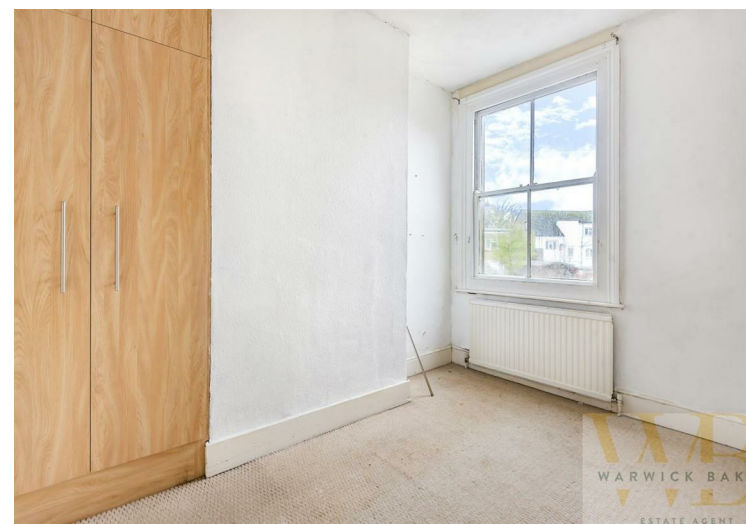
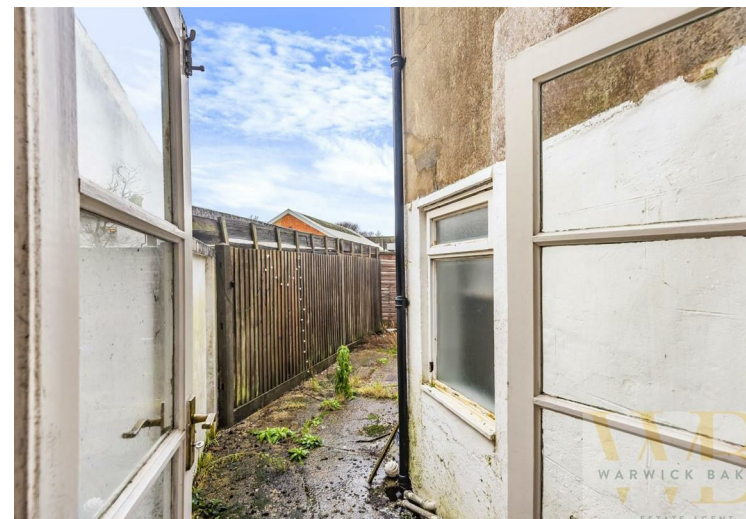
BEDROOM 3

7' x 6'09 (2.13m x 2.06m)

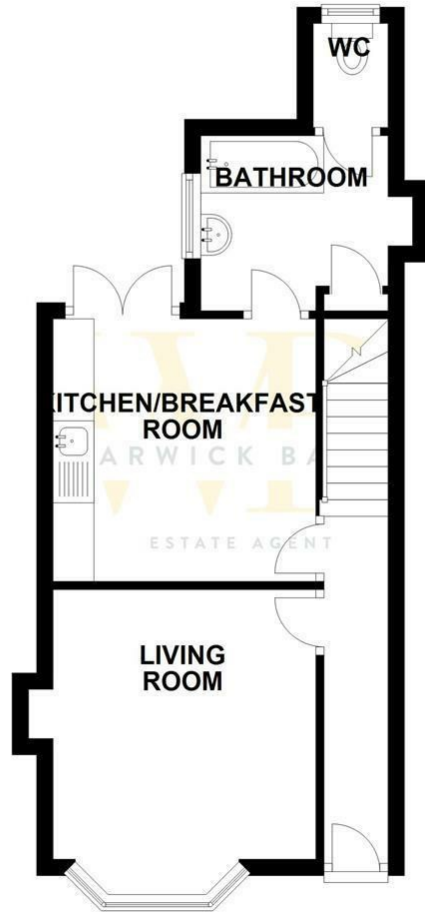
BATHROOM

OUTSIDE

REAR GARDEN



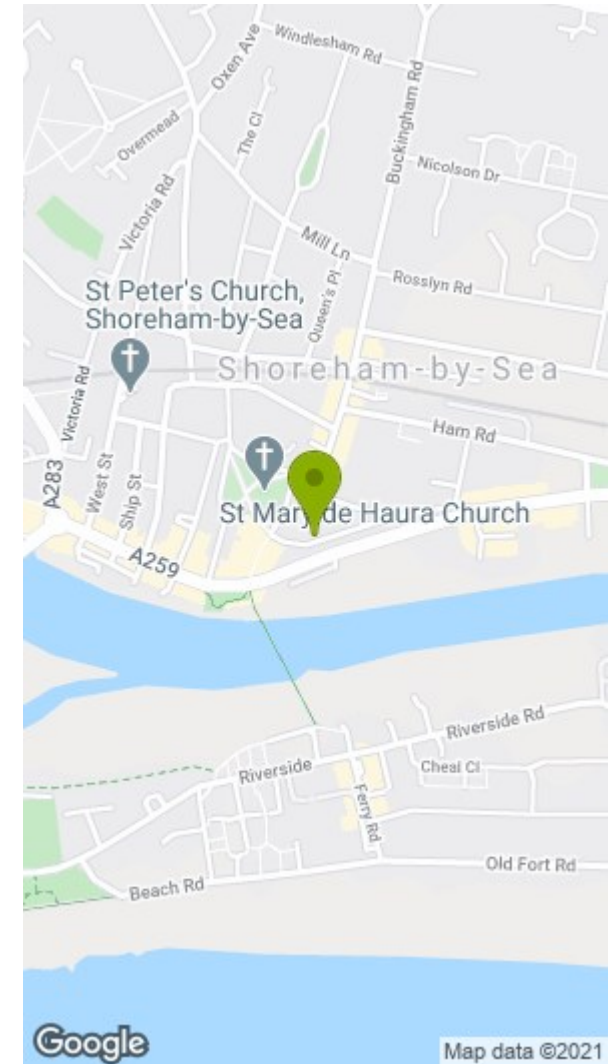
GROUND FLOOR
APPROX. 33.5 SQ. METRES (360.3 SQ. FEET)



FIRST FLOOR
APPROX. 32.4 SQ. METRES (348.4 SQ. FEET)



TOTAL AREA: APPROX. 65.8 SQ. METRES (708.7 SQ. FEET)



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		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		
(55-68) D			(55-68) 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		England & Wales	EU Directive 2002/91/EC	