



Garage 2, Princes Court Beach Green | | Shoreham-By-Sea
LDN12 5VL





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Offers In Excess Of £20,000

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WARWICK BAKER ARE OFFERING TO THE MARKET THIS LEASEHOLD GARAGE.

THE VENDOR IS ORGANISING A RENEWED LEASE.

VIEWING IS HIGHLY RECOMMENDED - 01273 461144

LEASEHOLD

LEASE:- 125 years from 1980 (currently being extended with 90 years added)

Just to confirm there will be no service charge premium for the Garage. It is down to the Vendors to cover any cost related to the garage.

There will be a yearly Insurance premium, TBC.

DISCLOSABLE INTEREST

Please note, the Vendor of the property is an employee of Warwick Baker Estate Agents.

GARAGE

Approx. 11.2 sq. metres (120.8 sq. feet)



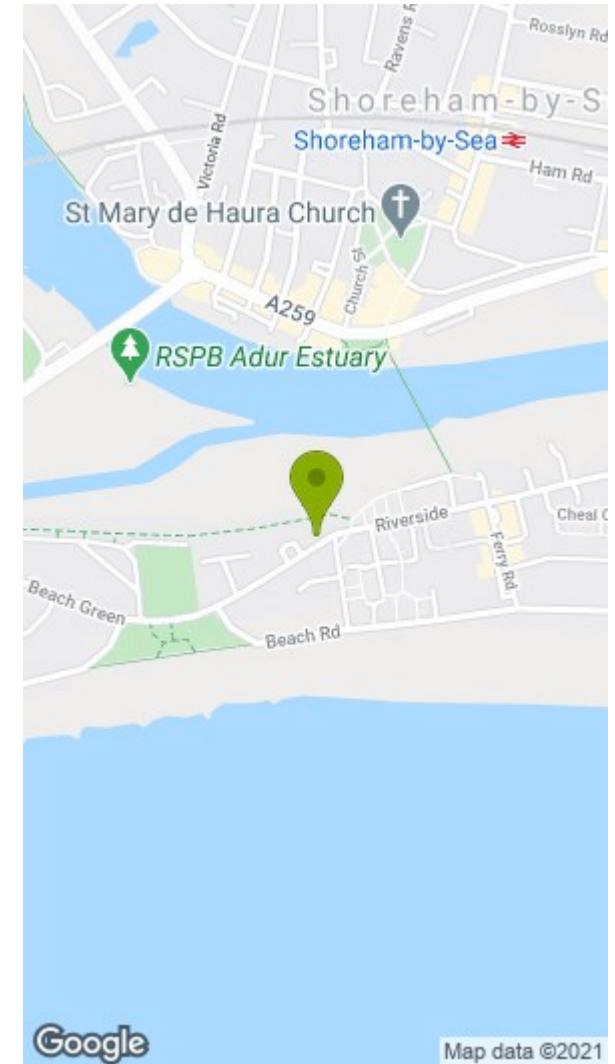
Total area: approx. 11.2 sq. metres (120.8 sq. feet)

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