



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



ESTATE AGENT



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Offers In Excess Of £379,950

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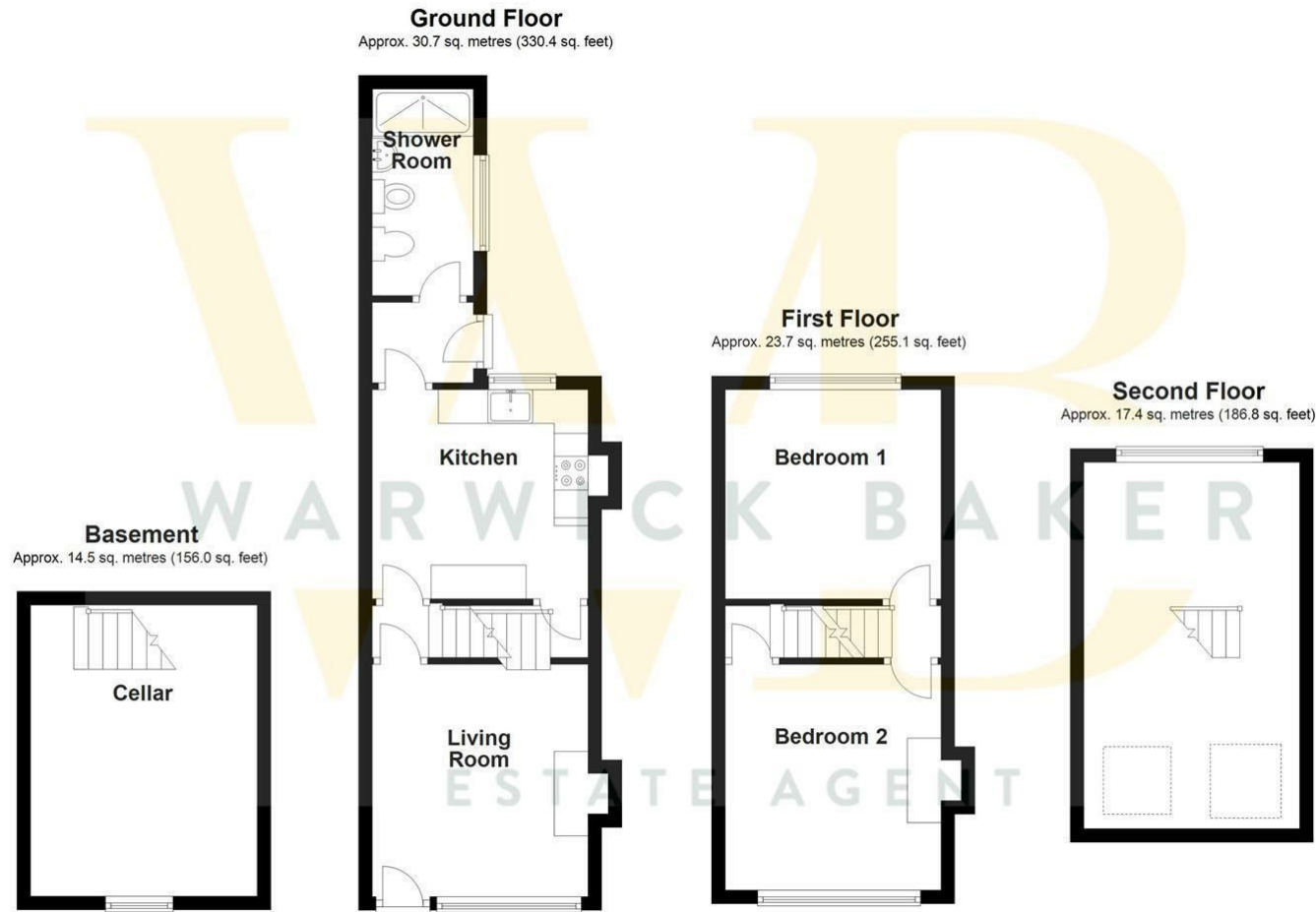
WARWICK BAKER ESTATE AGENTS IS DELIGHTED TO OFFER THIS CHARMING TERRACED FOUR STOREY FISHERMANS COTTAGE,

LOCATED IN THE HEART OF THE TOWN CENTRE. THE PROPERTY BENEFITS FROM A DINIING ROOM, KITCHEN AND BATHROOM ON THE GROUND FLOOR, TWO BEDROOMS ON THE FIRST FLOOR, LOFT ROOM WITH STUNNING RIVER VIEWS. THERE IS ALSO A CELLAR ROOM AND SECLUDED SOUTH FACING REAR PATIO GARDEN.

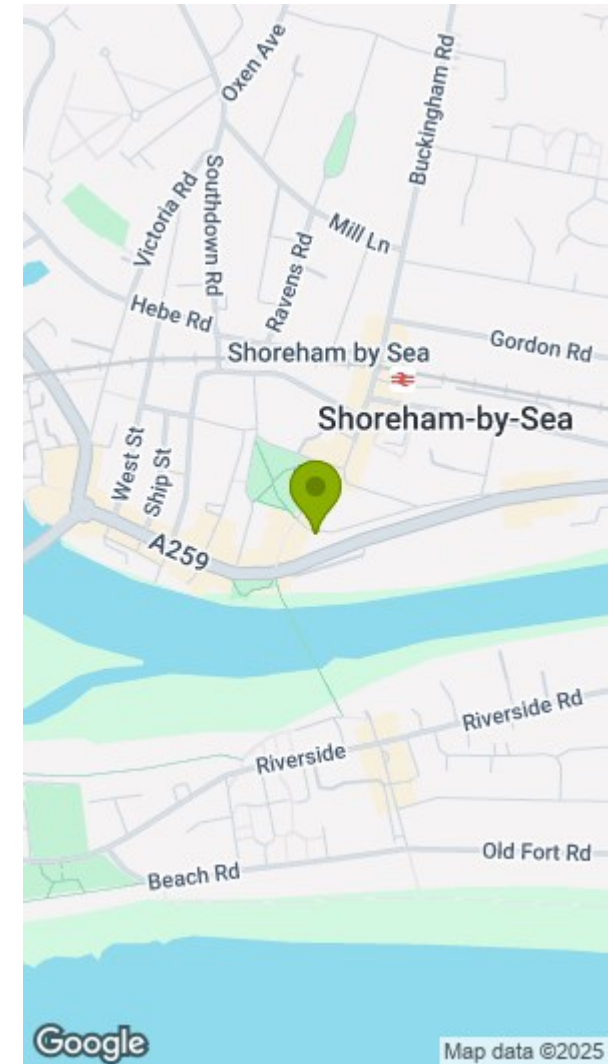
INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN. THERE IS AN EASEMENT:-THE NEIGHBOURING PROPERTY HAVE ACCESS THROUGH THE GARDEN.

- FISHERMANS COTTAGE
- MODERN SHOWER ROOM
- THREE BEDROOMS
- CELLAR ROOM
- LOUNGE
- SOUTH FACING SECLUDED REAR PATIO GARDEN
- MODERN KITCHEN
- NO UPWARD CHAIN





Total area: approx. 86.2 sq. metres (928.3 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	
	84		
	55		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC