



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

- CASH BUYERS ONLY
- TOWN CENTRE LOCATION
- IN NEED OF RENOVATION
- CALL NOW TO VIEW
- 3 BEDROOMS
- 01273 461144
- VICTORIAN TERRACE



## 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

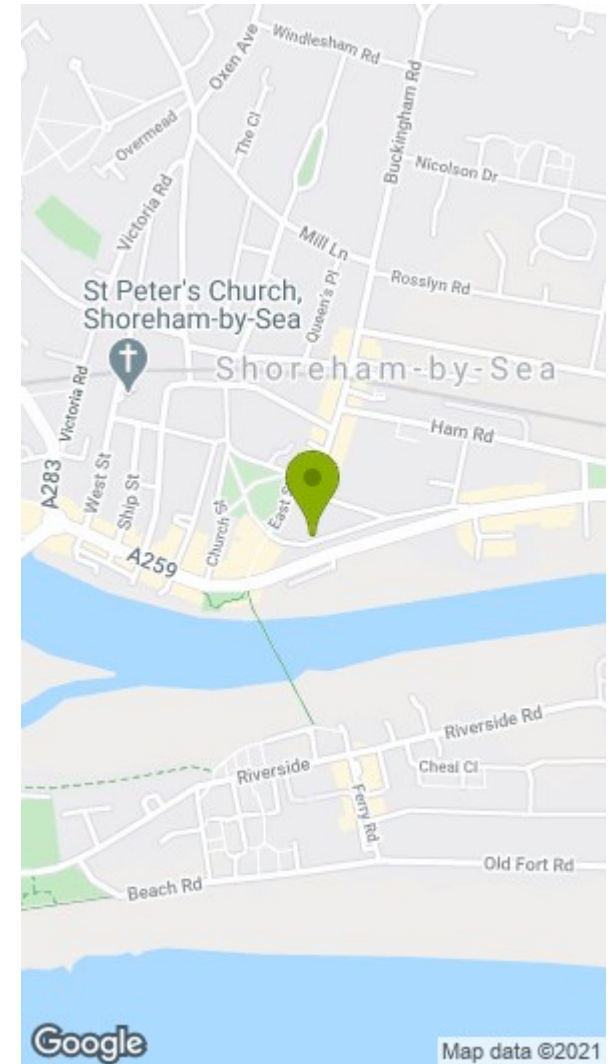
APPROX. 32.4 SQ. METRES (348.4 SQ. FEET)



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                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |