



22 The Drive | | Shoreham-By-Sea | BN43 5GD

WB
WARWICK BAKER
ESTATE AGENT



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£657,500

*** £657,500 ***

NO ONWARD CHAIN

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS 3/4 BEDROOM SEMI DETACHED PROPERTY OFFERED IN EXCELLENT CONDITION.

LOCATED IN THE DRIVE, THE PROPERTY BENEFITS FROM A SPACIOUS OPEN PLAN DOUBLE ASPECT LIVING DINING ROOM, MODERN KITCHEN AND BEDROOM 4 ON THE GROUND FLOOR. UPSTAIRS THERE ARE 3 FURTHER BEDROOMS AND A MODERN BATHROOM. OUTSIDE

- CHAIN FREE
- MODERN KITCHEN
- OUTSIDE ANNEX/OFFICE
- 4 BEDROOMS
- FAMILY BATHROOM
- DRIVEWAY + PARKING
- LOUNGE
- FRONT GARDEN
- DINING ROOM
- LAWNED REAR GARDEN



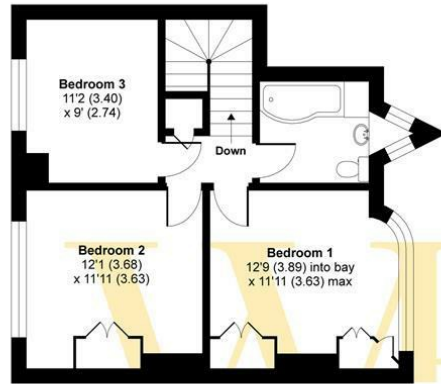
The Drive, Shoreham-by-Sea, BN43

Approximate Area = 1112 sq ft / 103.3 sq m

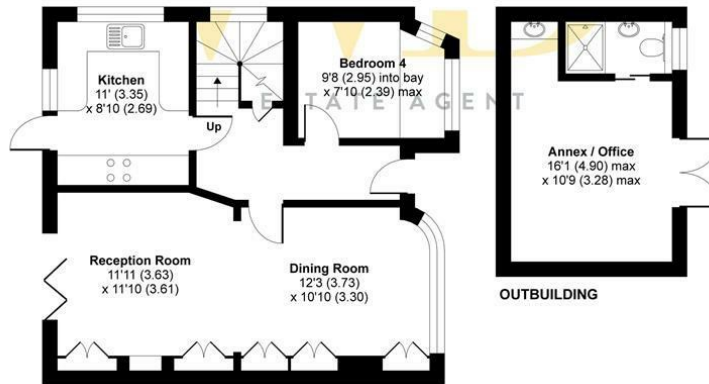
Outbuilding = 176 sq ft / 16.3 sq m

Total = 1288 sq ft / 119.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



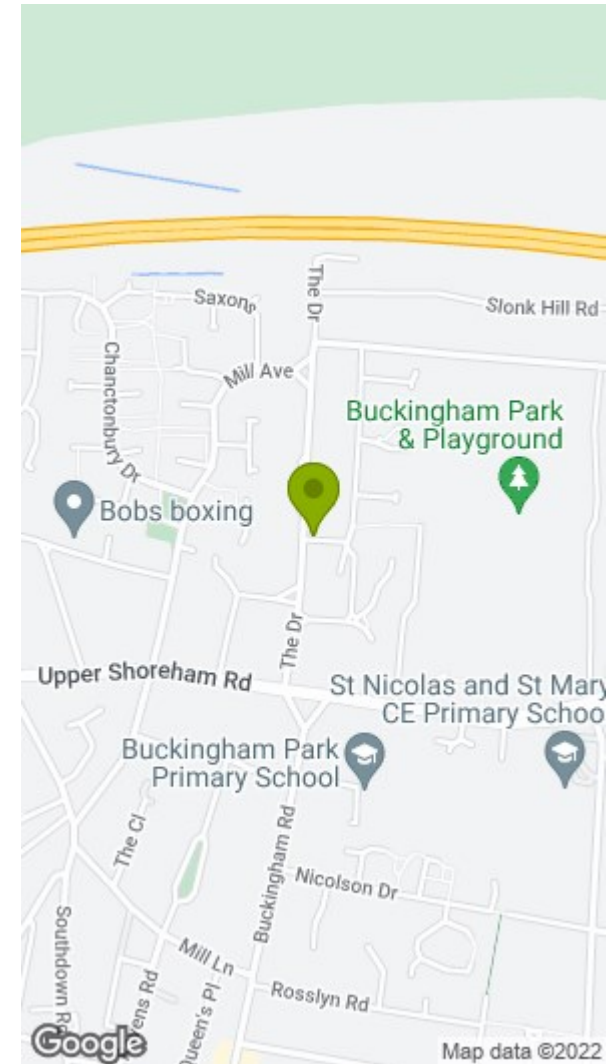
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 730290



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OUTBUILDING



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	