



36a Kingston Broadway, Shoreham-By-Sea

Shoreham-By-Sea

£450,000

36a Kingston Broadway

Shoreham-By-Sea, Shoreham-By-Sea

Versatile mixed use property with 3 bedrooms, modern kitchen, spacious living, balcony, commercial kitchen, shop units, garden access, and countryside views. Ideal for families or business use. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Mixed use investment opportunity
- Freehold included
- Development potential STNPC
- Large cafe on ground floor
- Three bedroom maisonette
- Private balcony
- No chain

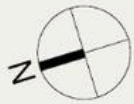




KINGSTON BROADWAY

SHOREHAM-BY-SEA

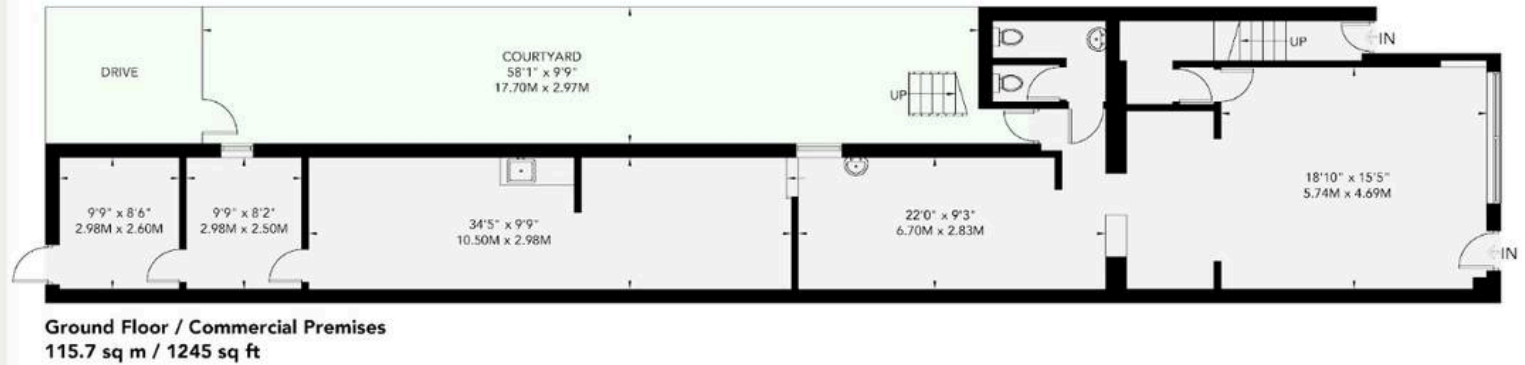
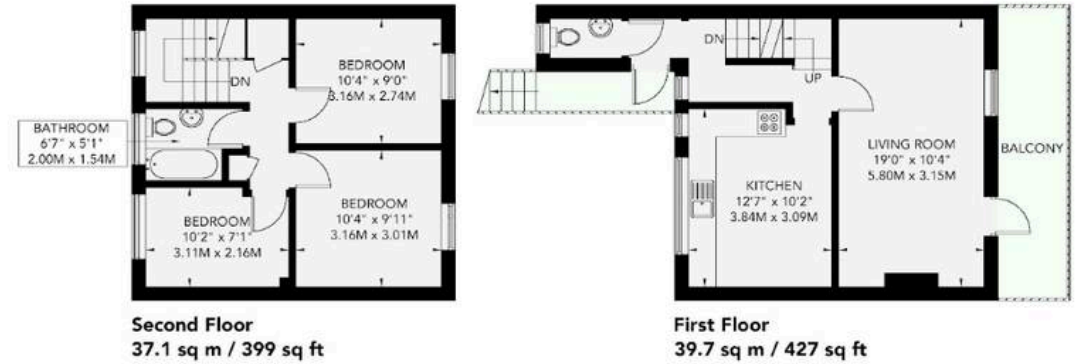
APPROXIMATE GROSS INTERNAL AREA
192.5 sq m / 2072 sq ft



| | | | |
|---|------------------------------|----|-----------------------------|
| | Measuring Points | | Ceiling Height |
| S | Storage Cupboard | T | Hot Water Tank |
| W | Fitted Wardrobes | FF | Integrated Fridge / Freezer |
| | Garden Shortened for Display | | Head Height Below 1.5m |
| | Skylight | B | Boiler |

Floor plan is for illustration and identification purposes only and is not to scale.
PAs, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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