



Cemetery Lodge 13 Mill Lane | | Shoreham-By-Sea | BN43

FNIA

**WB**  
WARWICK BAKER  
ESTATE AGENT

ESTATE AGENT



Cemetery Lodge 13 Mill Lane | | Shoreham-By-Sea | BN43 5NA

Offers In Excess Of £280,000

WE ARE CONDUCTING NO MORE VIEWINGS ON THIS PROPERTY

**ENTRANCE PORCH**

**RECEPTION ROOM**

15'10 X 11'11

**KITCHEN**

15'10 x 7' (4.83m x 2.13m)

**LEAN TO**

9'1 x 8'6 (2.77m x 2.59m)

**BEDROOM**

10'4 x 10'2 (3.15m x 3.10m)

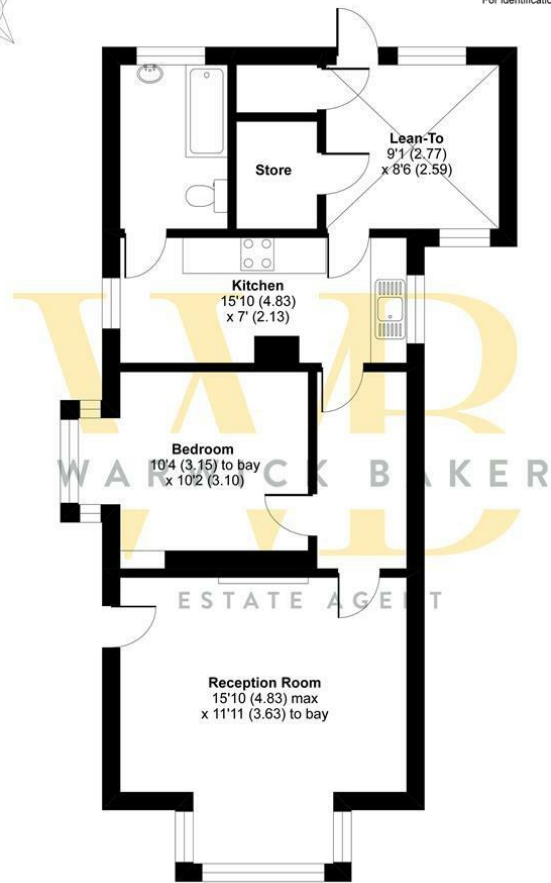
**BATHROOM**



# Mill Lane, Shoreham-by-Sea, BN43

Approximate Area = 729 sq ft / 67.7 sq m

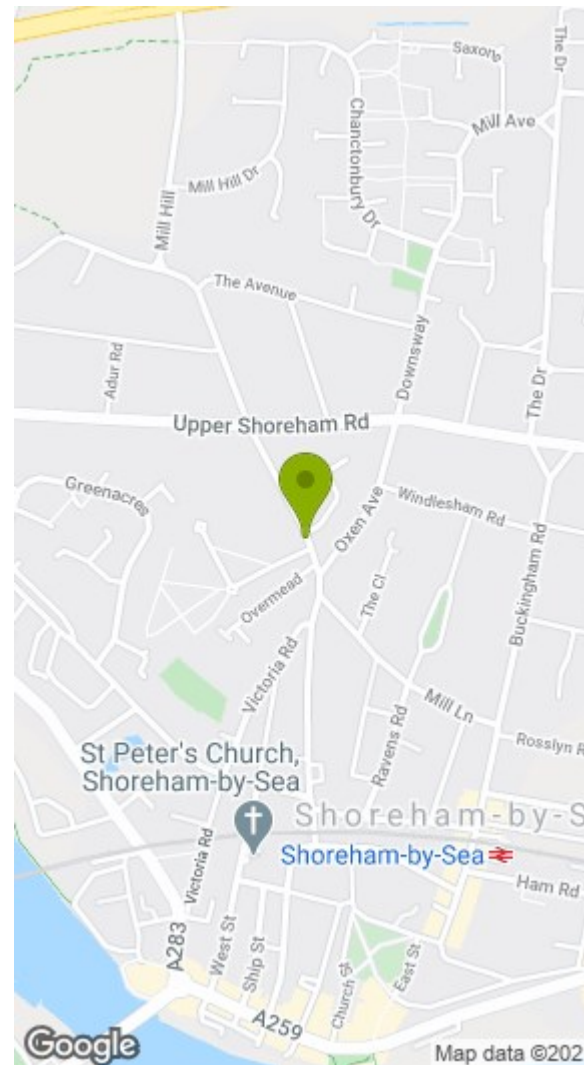
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncbcom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 688948



## 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		