



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

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OPEN HOUSE SAT 20TH FEB 2020 10AM - 12PM

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARE OPPORTUNITY TO PURCHASE THIS DETACHED LODGE IN MILL HILL.

CEMETERY LODGE IS IN NEED OF COMPLETE RENOVATION.

- OPEN HOUSE
- PLEASE CALL TO VIEW

- SATURDAY 20TH FEB
- 01273 461144

- 11AM-12PM

- BY APPOINTMENT ONLY

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

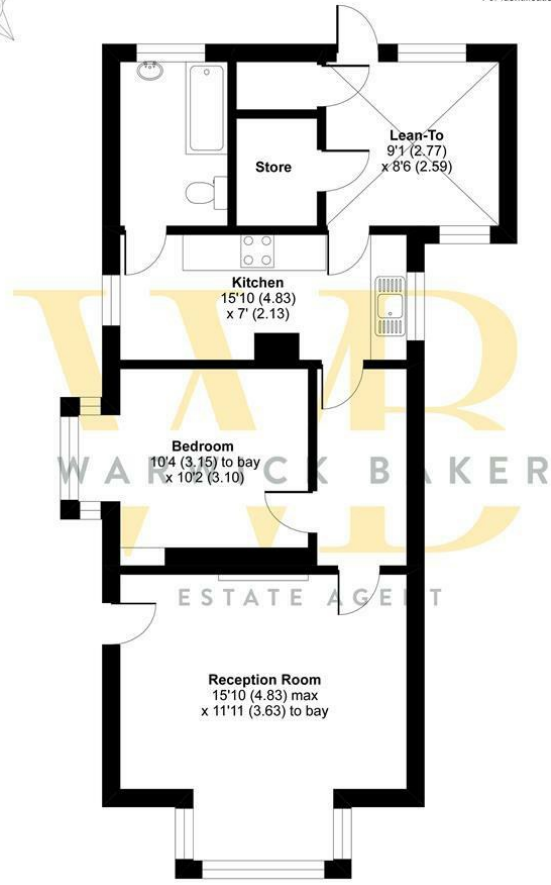
10'4 x 10'2 (3.15m x 3.10m)

BATHROOM



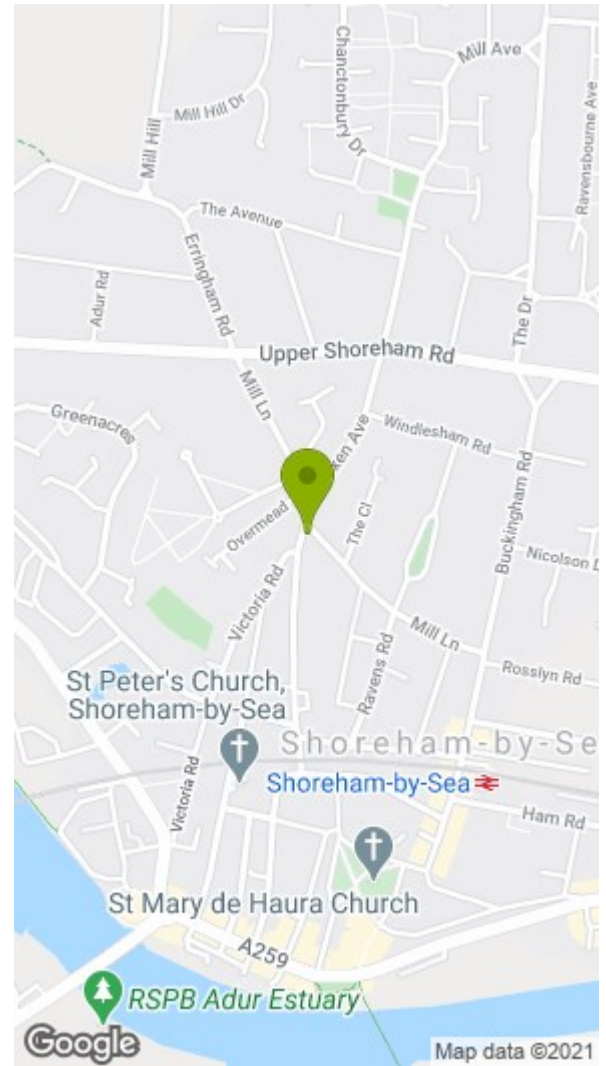
Mill Lane, Shoreham-by-Sea, BN43

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		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	