Flat 7, St Pauls Lodge 2-4, Southdown Road | | Shoreham-By-Sea | BN43 5AN

WARWICK BAKER
ESTATE AGENT

Flat 7, St Pauls Lodge 2-4, Southdown Road | | Shoreham-By-Sea | BN43 5AN

£249,950

*** £249,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS RARELY AVAILABLE RETIREMENT APARTMENT, OCCUPYING PART OF THE GROUND FLOOR OF THIS PURPOSE BUILT BLOCK. THE PROPERTY BENEFITS FROM A SECURITY DOOR ENTRY PHONE SYSTEM, ENTRANCE HALL, DOUBLE BEDROOM, 17' LOUNGE/DINING ROOM, KITCHEN, SHOWER ROOM, RESIDENTS PARKING, LOUNGE, LAUNDRY ROOM AND GARDENS. NO UPWARD CHAIN. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. (PROBATE NOT GRANTED YET)

- GROUND FLOOR RETIREMENT FLAT
- 17' LOUNGE/DINING ROOM
- RESIDENTS PARKING, LOUNGE, LAUNDRY ROOM AND GARDENS
- PURPOSE BUILT BLOCK
- KITCHEN
- NO UPWARD CHAIN
- ENTRY PHONE SYSTEM
- DOUBLE BEDROOM
- ENTRANCE HALL
- SHOWER ROOM

Front door leading to:

ENTRANCE HALL
10'11" in length (3.34 in length)
Security door entry phone system, dado rail, door off entrance hall to walk-in airing cupboard housing hot water with fitted immersion heater, slatted shelving over, slatted shelving to the side, door off entrance hall to storage cupboard housing electric trip switches, shelving below.

Door off entrance hall to:

LOUNGE/DINING ROOM
17'5" x 16'0" (5.32 x 4.88)
Being of irregular shape, double glazed windows and part double glazed door to the rear having an easterly with access to the communal garden, ' DIMPLEX ' night storage heater, door giving access to walk-in storage cupboard.

Part glazed door off lounge to:

KITCHEN
7'4" x 7'0" (2.24 x 2.14)
Being part tiled, comprising stainless steel sink unit with mixer tap inset into granite effect worktop, drawers and storage cupboards under, adjacent matching granite effect worktop[to the side with inset ' ELECTROLUX ' four ring electric hob, drawer and storage cupboard under, built in integrated freezer to the side, complimented by matching wall units over with built in integrated ' ELECTROLUX ' extractor, further adjacent matching granite effect worktop the side with tray space under, built in integrated fridge to the side, complimented by matching wall units over, built in ' ELECTROLUX ' drawer and cupboard under, storage cupboard over, wood effect vinyl flooring, double glazed windows to the rear having an easterly aspect with views of the residents gardens.

Door off entrance hall to:

BEDROOM
13'2" x 10'4" (4.03 x 3.16)
Double glazed windows to the rear having an easterly aspect with views of the residents gardens, built in twin sliding doored wardrobe with hanging and shelving space, ' DIMPLEX ' night storage heater.

Door off entrance hall to:

SHOWER ROOM
Being part tiled, comprising vanity unit with inset ceramic wash hand basin, hot and cold taps, double doored storage cupboard under, low level wc, vinyl flooring, heated hand towel rail, extractor fan, wall mounted ' DIMPLEX ' heater, step in fully tiled shower cubicle with built in shower, separate shower attachment, hand grip, sliding shower door.

OUTGOINGS
MAINTENANCE :- £1489.12 EVERY SIX MONTHS

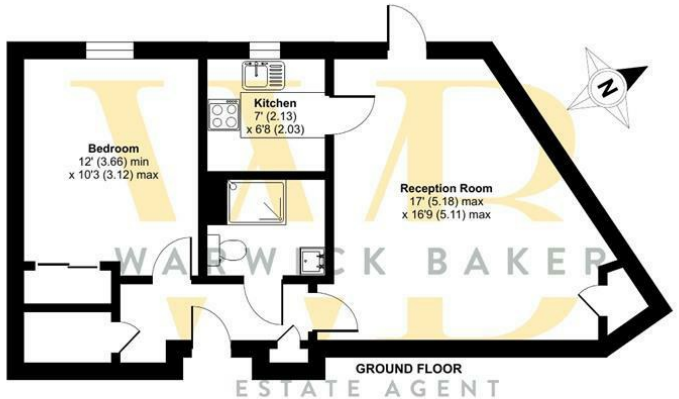
GROUND RENT :- £299.22 EVERY SIX MONTHS

LEASE :- 125 YEARS FROM 2005

Southdown Road, Shoreham-by-Sea, BN43

Approximate Area = 555 sq ft / 51.5 sq m

For identification only - Not to scale



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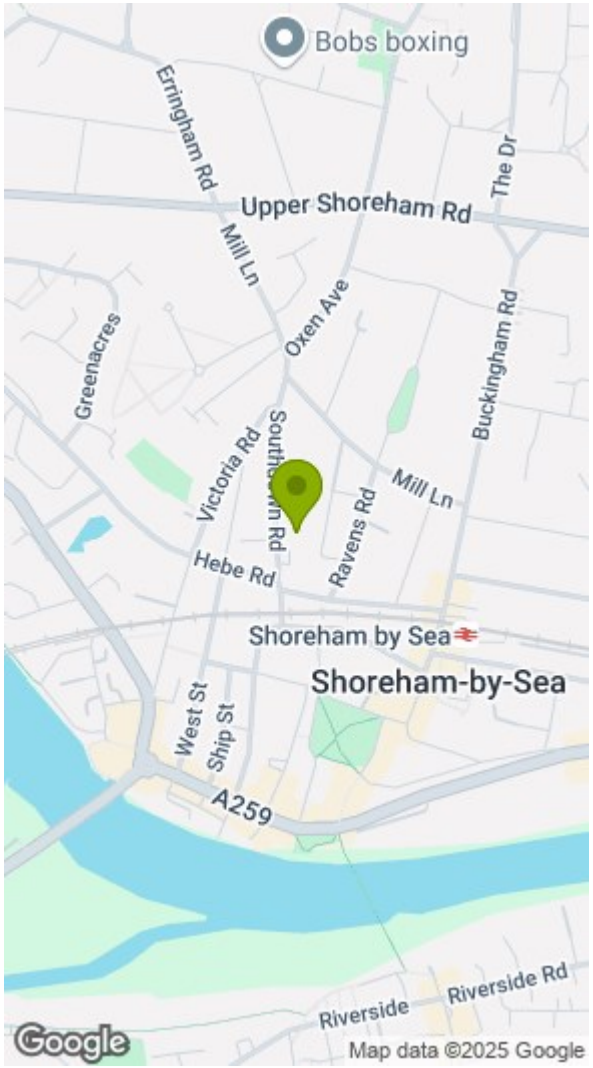
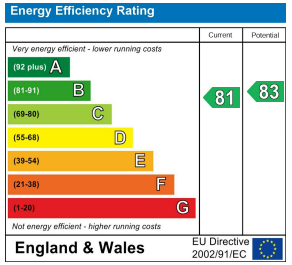
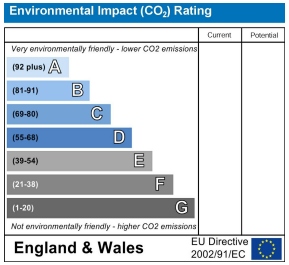


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1150019





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