



Flat 7, East Lodge 199, Upper Shoreham Road | | Shoreham-  
Down | BN43 6PT





## Flat 7, East Lodge 199, Upper Shoreham Road | | Shoreham-By-Sea | BN43

Offers In The Region Of £225,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS VERY WELL PRESENTED ONE BEDROOM FIRST FLOOR FLAT, CONVERTED BY CREST NICHOLSON IN 2011. THE ORIGINAL BUILDING WAS COMPLETED CIRCA.1901, AND IS NOW PART OF THE SOUTHLANDS CONSERVATION AREA. THE FACADE BENEFITS FROM DECORATIVE FLOURISHES FROM VARIOUS ERAS. THE FLAT BENEFITS FROM A PRIVATE STREET ENTRANCE, A SOUTH FACING LOUNGE, DOUBLE BEDROOM, MODERN KITCHEN, FULLY TILED BATHROOM AND ALLOCATED PARKING SPACE. SITUATED WITHIN A FIVE MINUTE DRIVE TO SHOREHAM TOWN CENTRE AND SHOREHAM MAIN LINE RAILWAY STATION ( LONDON- VICTORIA 80 MINUTES ). INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. VACANT.

### Private street entrance

13'3" in length (4.05 in length )  
single panel radiator, ' KARNDEAN ' flooring, high ceiling.

Door off entrance hall to:

### OPEN PLAN LOUNGE/KITCHEN

#### LOUNGE AREA

11'8" x 10'7" (3.56 x 3.23)

Wood framed double glazed windows to the rear having a favoured southerly aspect, double panel radiator, ' KARNDEAN ' flooring, wood framed double glazed window to the rear giving access to Juliet balcony having a favoured southerly aspect overlooking a small park.

Square opening off lounge to:

#### KITCHEN AREA

8'4" x 6'9" (2.55 x 2.06)

Comprising granite composite worktop with inset 1 1/2 bowl stainless steel sink unit, contemporary style mixer tap, storage cupboard under, built in integrated ' INDESIT ' washing machine to the

side, matching backsplash, adjacent worktop with inset gas four ring hob with electric oven under and electric grill, drawers to the side, built in integrated ' BOSCH ' dishwasher to the side, matching backsplash with stainless steel canopied extractor hood, storage cupboards either side of the extractor hood, spotlighting, built in integrated ' BOSCH ' fridge and built in integrated freezer to the side, further adjacent slim line worktop with storage cupboards under, matching wall units over with under counter lighting, built in integrated storage cupboard to the side with shelving, wood framed double glazed window to the front, further built in matching storage cupboard housing ' BAXI ' gas fired combination boiler, ' KARNDEAN ' flooring, high ceiling, extractor fan.

Door off entrance hall to:

#### BEDROOM

12'11" x 8'11" (3.95 x 2.72)

Wood framed double glazed windows to the rear having a favoured southerly

aspect overlooking a small park, single panel radiator, built in sliding double mirrored door wardrobe with hanging and shelving space, ' KARNDEAN ' flooring.

Door off entrance hall to:

#### BATHROOM

Being fully tiled comprising wood panelled bath with contemporary style mixer tap, separate shower attachment, folding glass shower basin, wall mounted wash hand basin, contemporary style mixer tap, low level wc, ' KARNDEAN ' flooring, frosted double glazed window to the front, high level ceiling with LED downlighting, extractor fan.

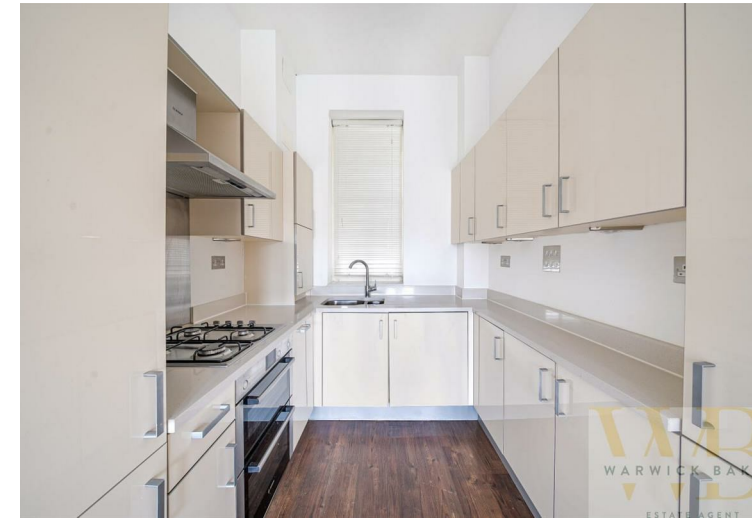
### ALLOCATED CAR PARKING SPACE

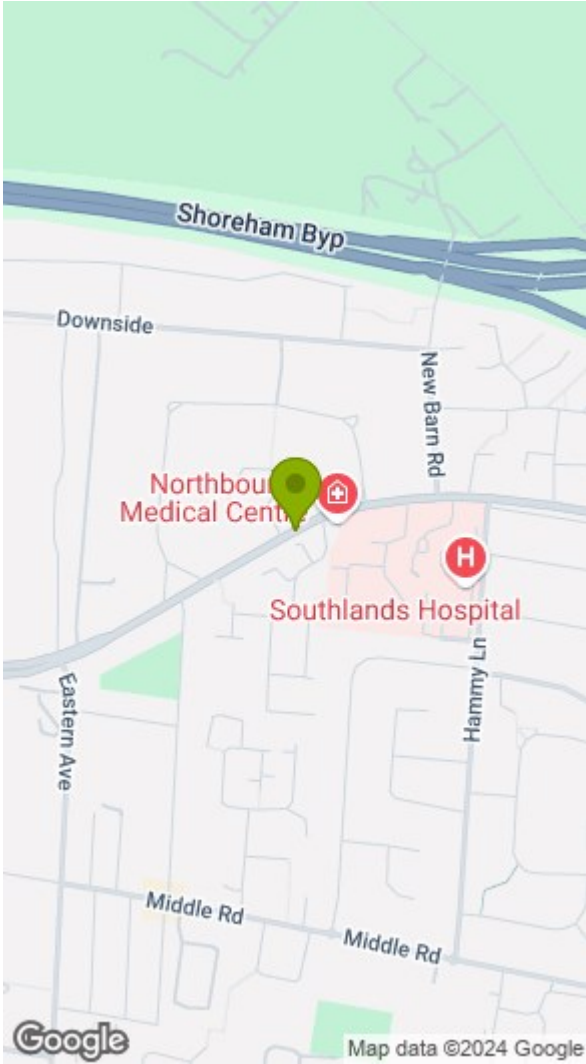
#### OUTGOINGS

112 YEARS REMAIN

MAINTENANCE:- £1,227 PER ANNUM

GROUND RENT:- £200 PER ANNUM





**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	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(54-68) D				(54-68) 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	