



4 St Pauls Lodge Southdown Road | | Shoreham-By-Sea  
BN12 5AN



ESTATE AGENT



4 St Pauls Lodge Southdown Road | | Shoreham-By-Sea | BN43 5AN

Offers In Excess Of £275,000

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WARWICK BAKER ESTATE AGENTS IS 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, LOUNGE/DINING ROOM WITH PATIO DOORS OUT ONTO THE GARDENS, FITTED KITCHEN, SHOWER ROOM, RESIDENTS PARKING, LOUNGE, LAUNDRY ROOM, AND GARDENS.

**MAINTENANCE -  
OUTGOINGS**

MAINTENANCE - APPROX  
£1402.17 6 MONTHS

GROUND RENT - £299.22 6  
MONTHS



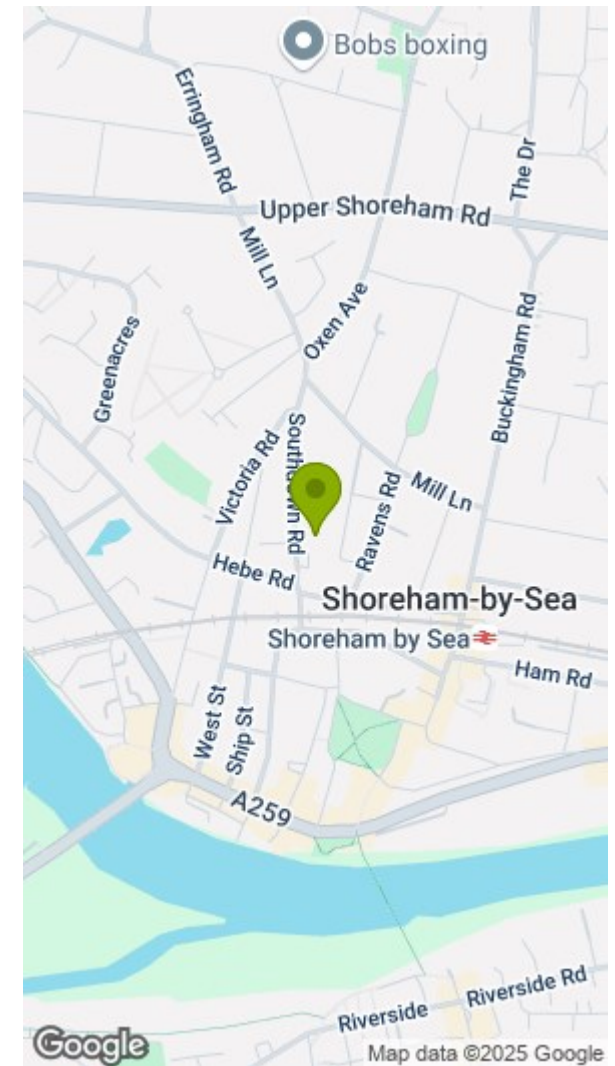
## Southdown Road, Shoreham-by-Sea, BN43

Approximate Area = 628 sq ft / 58.3 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1269984



### 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 <sub>2</sub> ) Rating			
	Current	Potential		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	