



## 6 East Lodge, 199 Upper Shoreham Road, Shoreham-by-Sea. BN43 6BT

£250,000

- DOUBLE BEDROOM
- BATHROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- 'JULIET' BALCONY
- PRIVATE STREET ENTRANCE
- DESIRABLE LOCATION
- ALLOCATED PARKING SPACE
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer to market this immaculately presented apartment forming part of this attractive converted building benefiting from an allocated parking space and communal gardens. The one double bedroom accommodation includes a separate white bathroom suite and open plan kitchen/living room with Juliet Balcony. The property also benefits from a private street entrance, double glazed windows and is being sold with no onward chain.

## PRIVATE STREET ENTRANCE

**ENTRANCE HALL** Radiator, walk-in storage cupboard.

**KITCHEN/LIVING ROOM** Incorporating one and a half bowl stainless steel sink unit with mixer tap, adjacent worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with extractor over, double oven under, integrated washing machine, dishwasher and fridge/freezer, cupboard housing gas-fired boiler, two double glazed sash windows, breakfast bar, two radiators, 'Juliet' balcony.

**BEDROOM** Double aspect with double glazed windows, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower over, glazed shower screen, wash-hand basin, low level w.c., frosted double glazed sash window, heated ladder style towel rail, tiled walls.

**OUTSIDE** Allocated parking space and communal gardens.

## OUTGOINGS

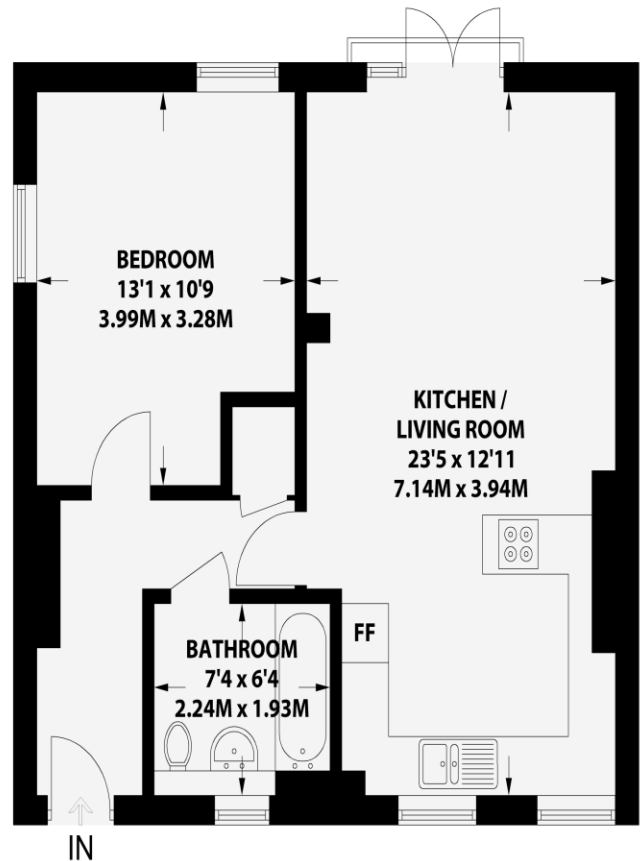
Lease: 125 years from 1<sup>st</sup> January 2011

Maintenance: £809.45 (1/6/23 – 30/11/23)

# UPPER SHOREHAM ROAD

SHOREHAM

APPROXIMATE GROSS INTERNAL AREA  
574 sq ft / 53.3 sq m



**First Floor**  
574 sq ft / 53.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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