

**East Lodge, Upper Shoreham Road, Shoreham by Sea, BN43 6BT**  
Offers Over £230,000

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

## The Property

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This superbly positioned apartment in a highly sought-after location in Shoreham, West Sussex, this spacious 1 bedroom apartment offers a perfect combination of comfort, convenience, and tranquility. Situated on the ground floor, this property boasts a private entrance, making it incredibly accessible and ideal for those seeking comfort and convenience. As you enter this charming apartment, the open plan living area immediately welcomes you, creating a bright and airy ambiance.

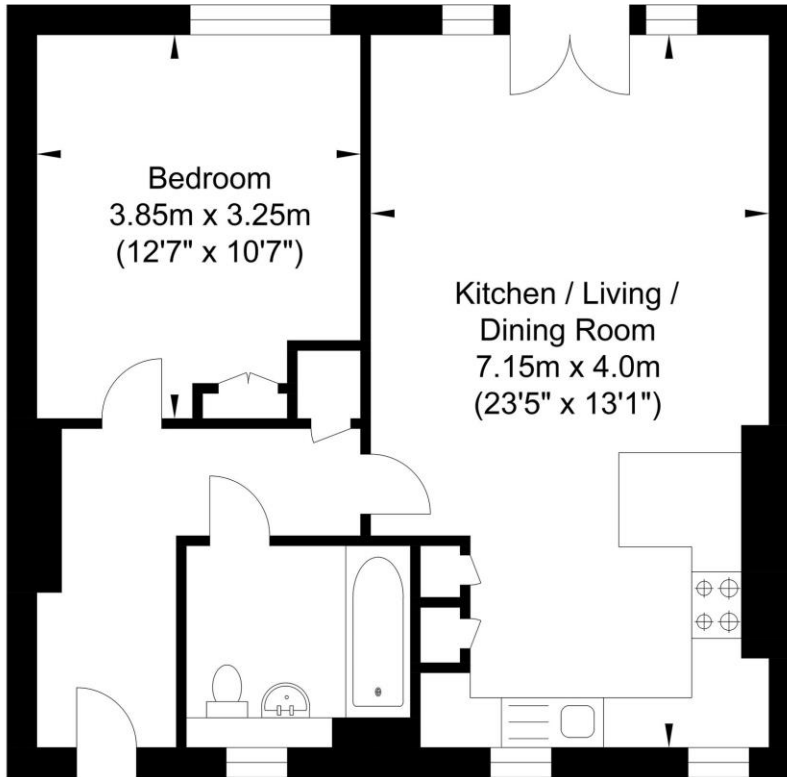
The high ceilings add a touch of elegance and provide a sense of spaciousness that is truly captivating. The open plan layout offers versatility, allowing you to effortlessly arrange your furniture to suit your personal taste and style. The bedroom is generously proportioned and offers a serene retreat for relaxation and rest. With ample space for a double bed, wardrobe, and additional furniture, you can easily create a tranquil oasis to unwind after a long day. The bathroom is conveniently located adjacent to the bedroom, offering privacy and functionality. Car owners will rejoice at the allocated parking space that comes with this property. No more spending time searching for a parking spot or worrying about the security of your vehicle. You can park with ease and peace of mind, knowing that your car is secure and within close proximity to your front door. One of the key highlights of this property is undoubtedly the location. With the Holmbush Shopping Centre just a stone's throw away, you'll have access to a wide variety of amenities, including supermarkets, cafes, restaurants, and shops. Whether you're in need of everyday essentials or looking for a delightful shopping experience, you'll find everything you need within reach.

The A27 bypass is also conveniently located nearby, granting you easy access to major transportation routes, making commuting a breeze. Whether you need to reach central Brighton, Gatwick Airport, or any other nearby destinations, you'll find excellent connectivity right at your doorstep. Offered with no chain, this apartment is ready for you to move in and make it your own. Make the most of this rare opportunity to secure a quality home in the peaceful and idyllic surroundings of Shoreham. Don't miss out on the chance to live in this highly desirable location. Contact us today to arrange a viewing and experience the charm of this immaculate 1 bedroom apartment.

- Tenure - Leasehold
- Lease - 125 Years From 13 June 2013
- Annual Ground Rent - £200 per year
- Annual Service Charge - £1737.36.
- Council Tax Band - C



# Upper Shoreham Road, Shoreham-by-Sea



## Approximate Floor Area

565.64 sq ft  
(52.55 sq m)

Approximate Gross Internal Area = 52.55 sq m / 565.64 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Certificate  
Agents Notes  
Tenure - Leasehold  
Maintenance - £1737.36 PA  
Ground Rent £200PA  
125 Years From 13 June 2013



# Oakley

Your Sussex Property Expert

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We also have offices in:  
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