Asking Price £255,000 Leasehold

1 Bedroom, Apartment - Retirement

32, St. Pauls Lodge 2-4 Southdown Road, Shoreham-By-Sea, West Sussex, BN43 5AN

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

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St. Pauls Lodge

St Paul's Lodge is a development of 43 one and two bedroom apartments, situated off Southdown Road and within easy walking distance of local shops.

Shoreham-by-Sea is a seaside town and port in West Sussex. The town is bordered to its north by the South Downs, to its west by the Adur Valley and to its south by the River Adur and Shoreham Beach on the English Channel. It lies about six miles west of Brighton and is part of urban development along the south coast between Brighton and Worthing.

Marlipins Museum is one of the oldest surviving secular buildings in the UK. Shoreham Fort, a Palmerston Fort, was built in 1857 to defend against Napoleon III. Visits can be made during Open Days and Heritage Events.

The River Adur is full of activity: sailing, yachting, rowing, windsurfing and canoeing are all popular activities on the river.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

St Pauls Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the Lodge Manager and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

St Paul's Lodge is managed by the award-winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

St Paul's Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.

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Property Overview

ONE BEDROOM RETIREMENT APARTMENT

Set within the well-maintained development of St Paul's Lodge, this delightful one-bedroom second-floor apartment offers bright and comfortable accommodation throughout.

The Living Room offers ample space for living and dining room furniture. A benefit is the feature electric fire with attractive surround. as well as two large windows that provide lots of natural light. The unique shape of this room could allow for a study space to enjoy the views over the communal gardens.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob and a fridge and freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and airy.

The Shower Room offers a shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Perfectly complimenting this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing!

Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Owners communal lounge
- Lodge Manager available 5 days a week
- Owners private car park
- 24 hour Careline system for safety and security
- Lift to all floors
- Landscaped gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country

Key Information

Service Charge (Year ending 31st August 2027):
£3,281.39 per annum.

Ground rent: £598.44 per annum. To be reviewed March 2032.

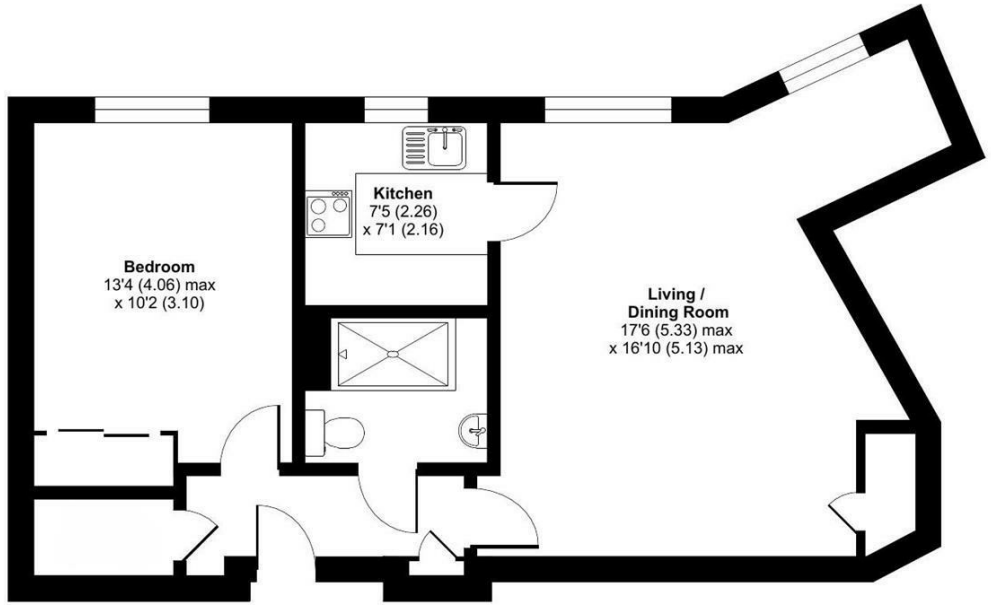
Council Tax Band B

125 lease years commencing March 2005

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, air source heating, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 586 sq ft / 54.4 sq m
For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1510106

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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