



Asking Price £375,000 Leasehold

2 Bedroom, Apartment - Retirement

1, Mulberry Lodge 26 New Brighton Road, Emsworth, PO10 7EW

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Sales & Lettings
Retirement Property Specialists

Mulberry Lodge

Mulberry Lodge is a delightful development of 30 one and two-bedroom retirement apartments situated in the picturesque town of Emsworth, in the upper reaches of Chichester Harbour.

Ideally located for the town centre, Emsworth is an attractive town lined with narrow streets, a busy harbour, specialist shops, cafes and restaurants. Situated on the shores of Chichester Harbour and a short drive from the South Downs, Emsworth offers excellent opportunities for walking along the shore to Langstone, around the town or through to Brook Meadow and around the two tidal millponds, which are host to a variety of wildlife. The Emsworth Oyster Trail also offers walks of differing lengths.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge.

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

Mulberry Lodge has been designed with safety and security at the forefront, the apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day 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.

Mulberry Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Retirement Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Mulberry Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment with Patio area. The property is conveniently located for the Owners Lounge and is presented in good decorative order.

The Lounge offers ample space for living and dining room furniture with a door opening on to the Patio area.

The Kitchen is accessed via the Lounge and 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 with extractor hood over, a fridge and a freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size room which could also be used as a separate Dining Room, Study or Hobby Room.

The Bathroom has a bath with overhead shower, a shower curtain, handrail, heated towel rail, a WC and wash hand basin with vanity unit above and beneath.

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



Features

- Two bedroom ground floor retirement apartment
- Own Patio area
- Good decorative order throughout
- Convenient for Owners Lounge
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Retirement Living developments across the country.



Key Information

Service Charge (Year ending 31st May 2024)
£4,836.42 per annum.

Ground rent £956.63 per annum. To be reviewed
January 2038.

Council Tax Band B

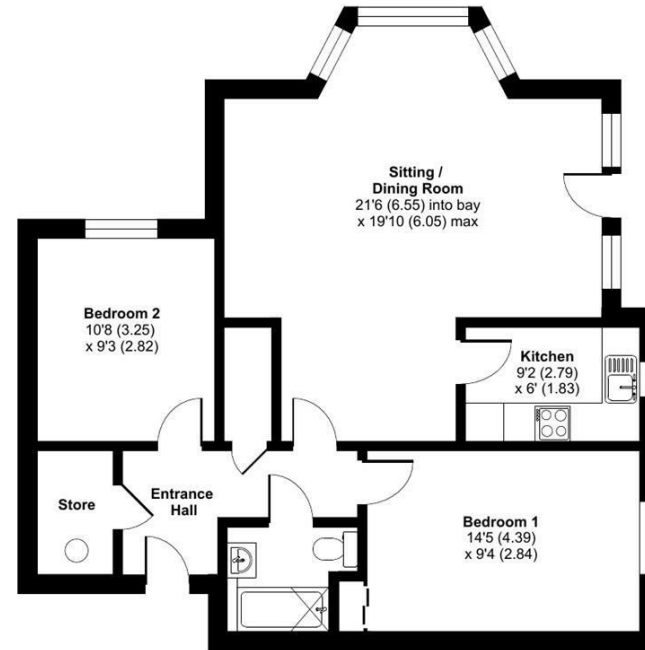
125 year Lease commencing May 2010

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, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

Approximate Area = 791 sq ft / 73.4 sq m
For identification only - Not to scale



EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Churchill. REF: 1060063

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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