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Asking Price £475,000 Leasehold

2 Bedroom, Apartment - Retirement

8, Rothesay Lodge 2-10 Stuart Road, Highcliffe, Christchurch, Dorset, BH23 5FP

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Rothesay Lodge

Rothesay Lodge is a development of 48 one and two bedroom retirement apartments located in the traditional seaside town of Highcliffe-on-Sea. The development is ideally located for the High Street shops, amenities, places to eat and its award winning beaches. There are bus stops located directly outside, on Lymington Road.

Highcliffe-on-Sea, situated on the Dorset coast, is home to Highcliffe Castle, set in beautiful grounds on the clifftop and hosting events and exhibitions throughout the year. Highcliffe-on-Sea is situated on the edge of The New Forest National Park, a haven for wildlife and providing endless opportunities for walking, cycling and nature spotting. Close by you will find the Priory town of Christchurch and the market town of Lymington with Bournemouth Airport located under 10 miles away.

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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Rothesay 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.

Rothesay 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.

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



# Property Overview

**\*\*GROUND FLOOR RETIREMENT  
PROPERTY IN HIGHCLIFFE\*\***

Carpets, Curtains, Blinds and Light fittings are all included in the sale.

Churchill Sales & Lettings are delighted to be marketing this lovely two double bedroom, two bathroom, ground floor apartment which is presented in good decorative order throughout and benefits from no forward chain.

The Lounge is a lovely room which has plenty of space for living and dining room furniture. There are numerous windows which overlook the communal gardens and a door which provides access to the Patio area. A feature electric fireplace with attractive surround perfectly complements this room.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in fridge, freezer, washer/dryer, oven and 4 ring hob with extractor hood over. A window allows light and ventilation into this room.

Both bedrooms are generous double rooms, the principle room benefitting from an ensuite shower room.

The second Bathroom comprises a bath with shower over, a WC, wash hand basin with vanity unit and a heated towel rail.



# Features

- Lovely two double bedroom ground floor retirement apartment
- Patio area overlooking the communal gardens
- Fully fitted kitchen with integrated appliances
- Vacant possession
- Lodge manager available 5 days a week
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Owners private car park
- Great location close to the town centre & excellent transport links
- 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 Living developments across the country. Prices are available from the Lodge Manager.



# Key Information

Service Charge (Year Ending 31st May 2025):  
£4,496.09 per annum.

Ground rent £625 per annum. To be reviewed April 2025.

Council Tax Band E

999 year Lease commencing 2018

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.

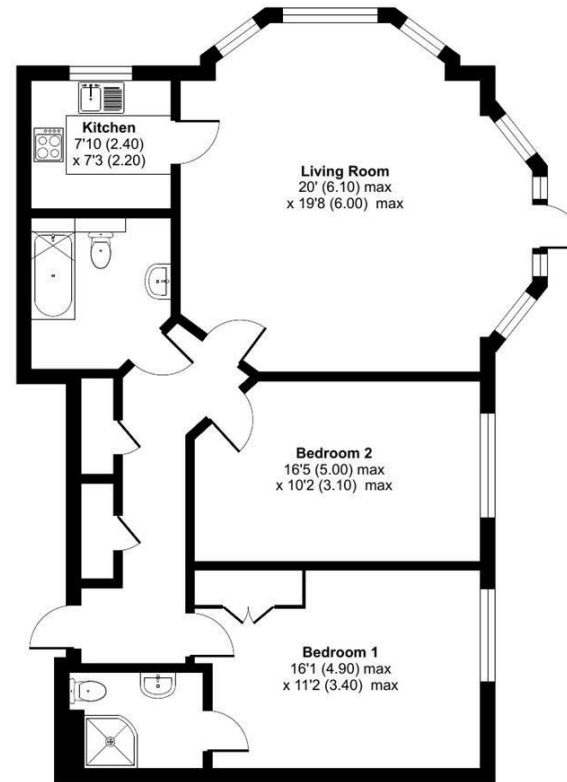
Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

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.

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1122533



Approximate Area = 984 sq ft / 91.4 sq m  
For identification only - Not to scale

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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