



Asking Price £325,000 Leasehold

1 Bedroom, Apartment - Retirement

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Harington Lodge

Harington Lodge is a beautiful development of 35 one and two bedroom retirement apartments in Chichester. The development is centrally located for the heart of the city which combines a modern shopping centre with traditional art galleries, a twice-weekly market, tempting cafes, bistros and restaurants.

The city is steeped in history with Roman Walls, the Tudor Market Cross, Georgian terraces and the beautiful Chichester Cathedral, a centre of community life for more than 900 years.

Chichester benefits from excellent transport links, with trains from Chichester offering regular services to Brighton, London Victoria via Gatwick Airport and with coastal services to Portsmouth and Southampton.

Harington Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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 Retirement Living developments across the country. Prices are available from the Lodge Manager.

Harington 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.

Harington 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.

Harington 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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment with Balcony. The property is presented in good decorative order and conveniently located for the lift.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens onto the Balcony.

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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

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

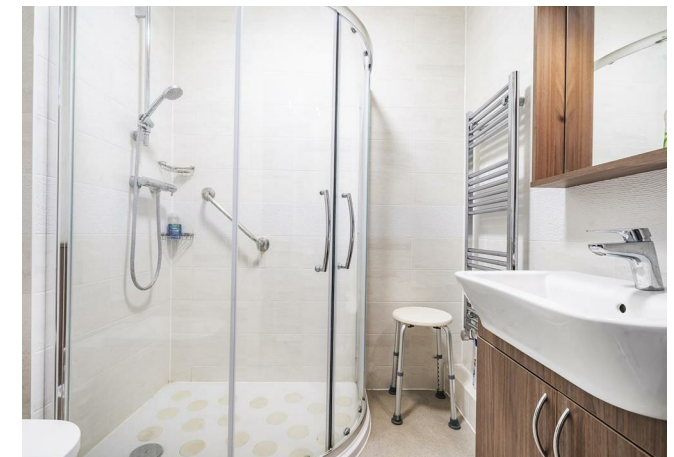
The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.



# Features

- One bedroom first floor retirement apartment
- Own Balcony
- Good decorative order
- Convenient for the lift
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Stunning Communal Gardens
- Owners private car parking
- 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):  
£4,404.32 per annum.

Approximate Area = 567 sq ft / 52.7 sq m  
For identification only - Not to scale

Ground rent £575.00 per annum. To be reviewed  
October 2025.

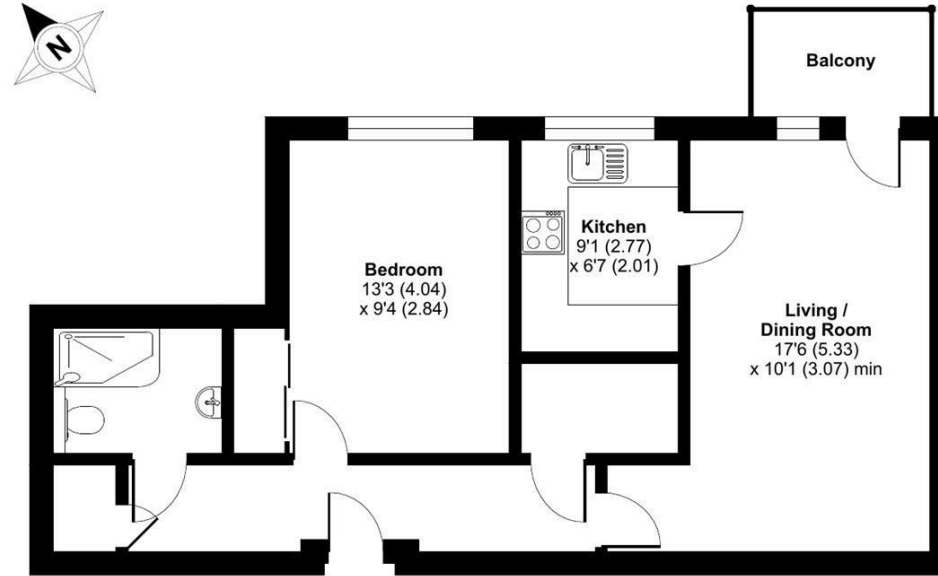
Council Tax Band B

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.

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