



Price Guide £325,000

6 Tamarisk Lodge Stocks Lane, East Wittering, Chichester, PO20 8FL





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A very spacious two bedroom purpose built ground floor retirement apartment with the considerable advantage of having direct access onto the gardens. Situated midway between the villages of East Wittering and Bracklesham Bay the property is also within only 400 m of the beach. Residents have the use of the residents lounge and any social functions

Available with immediate vacant possession the apartment is in excellent decorative order and offers:

Entrance Hall: Store cupboard.

Cloakroom: Low level w.c and wash hand basin.

Living/Dining Room: (S) A bright room with a door from the apartment leading out onto a small south facing patio area adjoining the communal gardens.

Kitchen: (W) A contemporary style fitted kitchen with ceramic hob and built in oven with cooker hood over.

Bedroom One: ( S and W) Double aspect room with double, mirror fronted, wardrobe cupboard.

Bedroom Two: (S) with double, mirror fronted, wardrobe cupboard.

Shower Room: Shower cubicle with curved glass screen, W.C. with semi recessed cistern and built in vanity unit. Chrome ladder radiator.

24 - Hour Careline system for safety and security.

Located close to bus stop and nearby shops in Bracklesham Bay including Co-op store.

Guest suite - subject to availability for friends and family to stay in and in addition, the owner will be entitled to use Guest Suites at all Churchill Retirement Living developments across the country.

No forward chain.

Lodge Manager on site 5 days a week, throughout the day.

Residents Lounge, Parking and Communal Gardens.

Door to communal gardens and own patio area from the apartment.

Service Charge - Year ending 31st May 2025 estimated £7,334.74p

Service charge includes Careline system, buildings insurance, air source heat pump heating, sewerage and water rates, communal cleaning, utilities and maintenance to gardens and lift, Lodge manager and contribution to a contingency fund.

Ground Rent Year ending 31st of May 2025 - estimated £625.00

Lease 125 Years from 2017

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

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





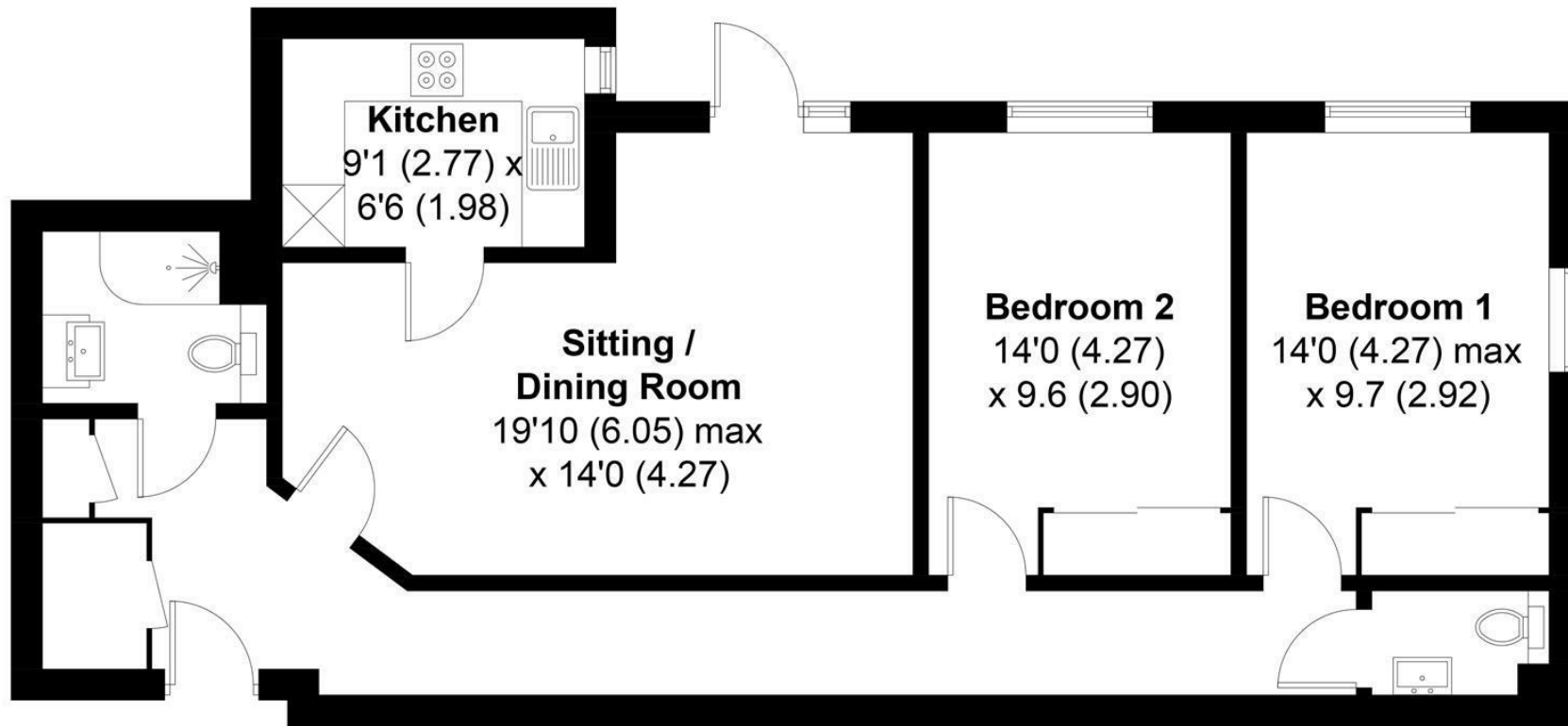






# 6 Tamarisk Lodge, Stocks Lane, PO20 8FL

APPROXIMATE GROSS INTERNAL AREA = 841 SQ FT / 78.1 SQ M



## GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1074006)

**Produced for Baileys Estate Agents**

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17 Shore Road, East Wittering, West Sussex, PO20 8DY  
01243 672217  
info@baileys.uk.com  
www.baileys.uk.com

