



Asking Price £370,000 Leasehold

1 Bedroom, Apartment - Retirement

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Sales & Lettings
Retirement Property Specialists

Clinton Lodge

Located in the Georgian market town of Lymington on the edge of the New Forest National Park, Clinton Lodge is a beautiful collection of 32 one and two-bedroom apartments exclusively for the over 60s. It is named after Clinton McCarthy one of the founders and owners of Churchill Living.

Clinton Lodge is well located in the heart of the town within easy reach of the High Street which offers a wide range of shops and boutiques and hosts a traditional weekly street market which attracts visitors from near and far to shop for local fine foods, crafts, jewellery and antiques. St Barbe Museum and Art Gallery is the focal point for arts and heritage and explores the history of Lymington and the New Forest coast with bespoke exhibitions from national galleries throughout the year. The pretty cobbled streets of the old town lead to The Quay where you can watch the luxury yachts and fishing boats come and go or take a cruise along the river.

Situated on the bank of the Lymington River, Lymington is also a major yachting centre with three marinas and two sailing clubs and is also home to the Royal Lymington Yacht Club. The nearby Open Air Sea Water Baths are the oldest in the UK and a popular location for swimming during the summer months with views across to the Isle of Wight.

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.

Clinton 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. 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.

Clinton 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.

Clinton 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

****ONE BEDROOM RETIREMENT APARTMENT IN LYMINGTON****

Welcome to Clinton Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment with balcony. The property is presented in very good order throughout and is South facing.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private balcony, and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of modern 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 good-sized double room with a walk-in wardrobe. There is plenty of space for additional bedroom furniture if desired and a window keeps this lovely room bright and airy.

The Shower Room offers a large walk-in shower with handrails, a heated towel rail, WC and wash hand basin with vanity unit beneath.

Perfectly complementing 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 with balcony
- South facing
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- 24 hours Careline system for safety and security
- 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
- No onward chain



Key Information

Service Charge (Year ending February 2027): £3,103.63 per annum.

There is no Ground Rent collected at this development.

Council Tax: Band D

999 year Lease commencing 1st June 2025.

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

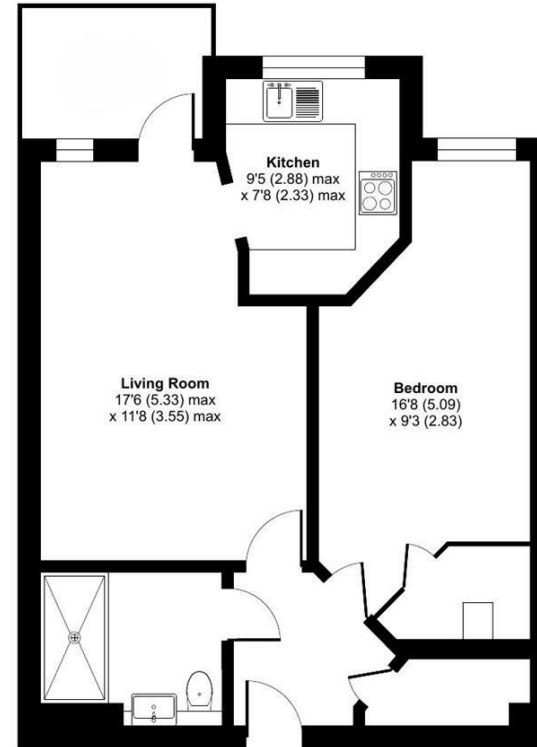
EPC Rating: C

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.

Approximate Area = 557 sq ft / 51.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1468245



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