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**Asking Price £165,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

22, Catherine Lodge 50-56 Bolsover Road, Worthing, West Sussex, BN13 1NT

 0800 077 8717

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# Catherine Lodge

Catherine Lodge is a stylish development of 39 one and two bedroom apartments in Durrington-on-sea, within the Borough of Worthing and just 2 miles from Worthing town centre. Worthing is on the South Coast of England between Chichester and Brighton and on the doorstep of East and West Sussex's stunning countryside, historic houses and charming towns and villages. Catherine Lodge is ideally located next to Durrington-on-sea's local shops and amenities.

Transport in the area is excellent with regular bus services into Worthing and Brighton. The local train station is just half a mile away with services into London Victoria, Brighton and Portsmouth.

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.

Catherine 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.

Catherine 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.

Catherine 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

## \*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\*

Situated in a fantastic South-Facing position in the development is this delightful one bedroom apartment. The property is presented in good order throughout and is conveniently located on the same level as the laundry room.

The living room offers ample space for living and dining room furniture. A window provides lots of natural light and a door leads through to the Kitchen.

The kitchen 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, fridge and freezer. A window provides light and ventilation.

The bedroom is a good sized double room with a built in mirrored wardrobe. This bedroom benefits from a large window keeping this lovely bedroom bright and light.

The shower room offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

This apartment simply must be viewed!



# Features

- One bedroom first floor apartment
- South facing
- 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
- Landscaped gardens
- 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



# Key Information

Service Charge: (Year ending 31st May 2027) £2,885.52 per annum.

Ground Rent: £848.30 per annum. To be reviewed September 2032.

Council Tax: Band B

125 year Lease commencing 2011

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.

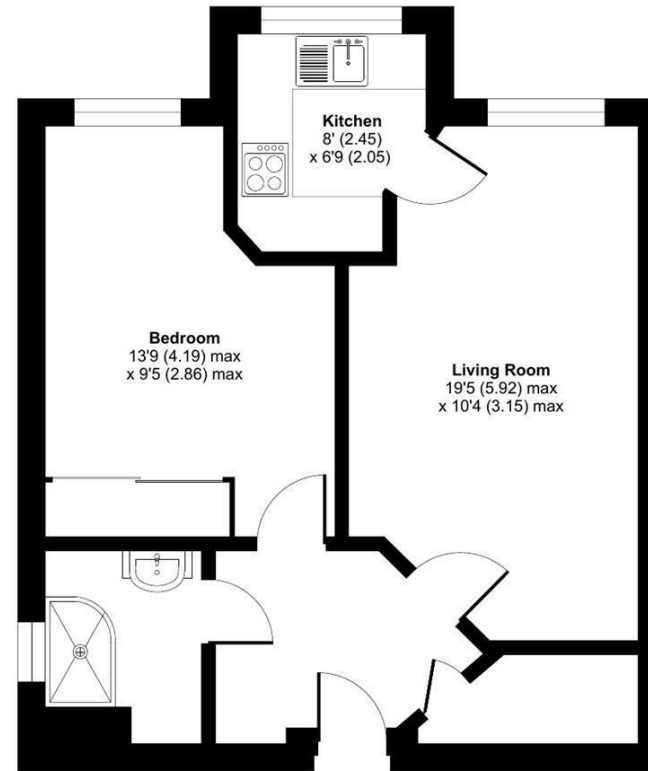
EPC Rating: C

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 = 486 sq ft / 45.1 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: 1408487



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