Asking Price £350,000 Leasehold

1 Bedroom, Apartment - Retirement

1, Charmans Lodge Worthing Road, Southwater, Horsham, West Sussex, RH13 9BS

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Charmans Lodge

Charmans Lodge and Mews is a beautiful collection of 36 one, two and three bedroom retirement apartments and a collection of 6 two-bedroom individually designed retirement cottages exclusively for the over 60s.

Charmans Lodge is located just a short distance from Southwater's centre, where you'll find a range of cafés, restaurants, a medical centre, a dentist, a leisure centre, and a selection of independent shops alongside well known high-street chains and supermarkets. For those seeking an active retirement lifestyle, Southwater provides a range of leisure facilities. You can participate in fitness classes or play a round of bowls. If you're a golf enthusiast, Southwater has you covered, with several golf clubs within easy reach.

Charmans Lodge has the added benefit of a bus stop directly outside meaning you could be in Worthing within 45 mins and Horsham within 20 mins. Horsham Train Station is a short bus journey away, offering excellent transport links to nearby towns and cities, including quick access to London. With all of this at your doorstep, Southwater is the ideal place to enjoy your retirement to the fullest.

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.

Charmans 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.

Charmans 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.

Charmans 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Situated in the popular development of Charmans Lodge is this delightful one bedroom ground floor apartment. The property is presented in very good order throughout and is conveniently located for the owners lounge and entrance.

The Living room is generous in size, offering ample space for living and dining room furniture and benefitting from a feature electric fire with attractive surround. A French door opens onto a patio area and windows provide 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, a fridge and freezer and space for a washer/dryer if desired.

The Bedroom is a good-sized double room with a walk-in wardrobe. A large window keeps this lovely bedroom bright and airy.

The Bathroom offers a walk-in shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

Call us today to book your viewing!

Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- 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

Key Information

Service Charge (Year ending February 2027): £2,810.69 per annum.

There is no ground rent collected at this development.

Council Tax: Band C

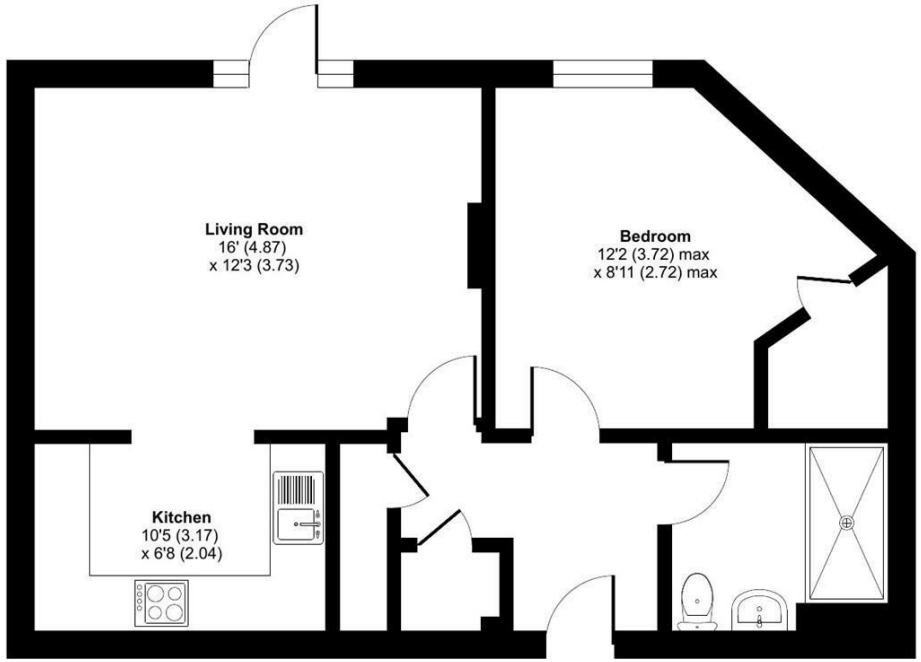
999 Year Lease commencing 1st June 2025

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.

Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



EPC Rating: C

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1451977

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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