Asking Price £279,000 Leasehold

2 Bedroom, Apartment - Retirement

27, Hale Lodge Fitzalan Road, Littlehampton, West Sussex, BN17 5ET

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Hale Lodge

Hale Lodge is a development of 39 one and two bedroom apartments. Home to superb award-winning sandy beaches, a bustling marina and harbour, and stunning contemporary architecture, Littlehampton on England's sunny south coast is the perfect place to enjoy your retirement.

This seaside town's attractions include the famously unusual East Beach Café (named one of The Times' 20 best places to eat by the beach in 2013), Harbour Park and the unique seafront Long Bench with its engraved messages.

Located just half a mile from the seafront and only 0.2 miles from the start of the High Street, this development is in an ideal location. The high street itself offers a wide range of both local and national brand named shops, where you can pick up all the essentials.

Littlehampton benefits from excellent transport links. Littlehampton Railway Station offers direct services to Brighton, London Victoria, Gatwick Airport, Chichester and Southampton. Bus services are plentiful, connecting Littlehampton to the surrounding towns and villages.

Hale 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Hale 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.

Hale 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.

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

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Property Overview

TWO BEDROOM TWO BATHROOM RETIREMENT APARTMENT

Situated in a fantastic West facing position within the development is this delightful two bedroom top floor apartment that overlooks the communal gardens. The property provides spacious accommodation and is conveniently located for the lift.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A door leads through to the Kitchen, and dual aspect windows provide lots of natural light.

The Kitchen 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, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe plus an additional storage cupboard. An En-Suite offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room could also be used as a separate Living Room, Study or Hobby Room.

The Bathroom offers a full-sized bathtub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

Agent note Tenant in situ - Photos were taken prior to tenant moving in and there is now furniture in the apartment.

Call us today to book your viewing!

Features

- Two bedroom top floor apartment
- Easy access to the lift
- Fully fitted kitchen with integrated appliances
- 24 hour Careline system for safety and security
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Landscaped gardens
- Owners' Lounge & Kitchen with regular social events
- 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 31st May 2027): £5,162.92 per annum.

Ground Rent: £894.54 per annum. To be reviewed in June 2032

Council Tax Band C

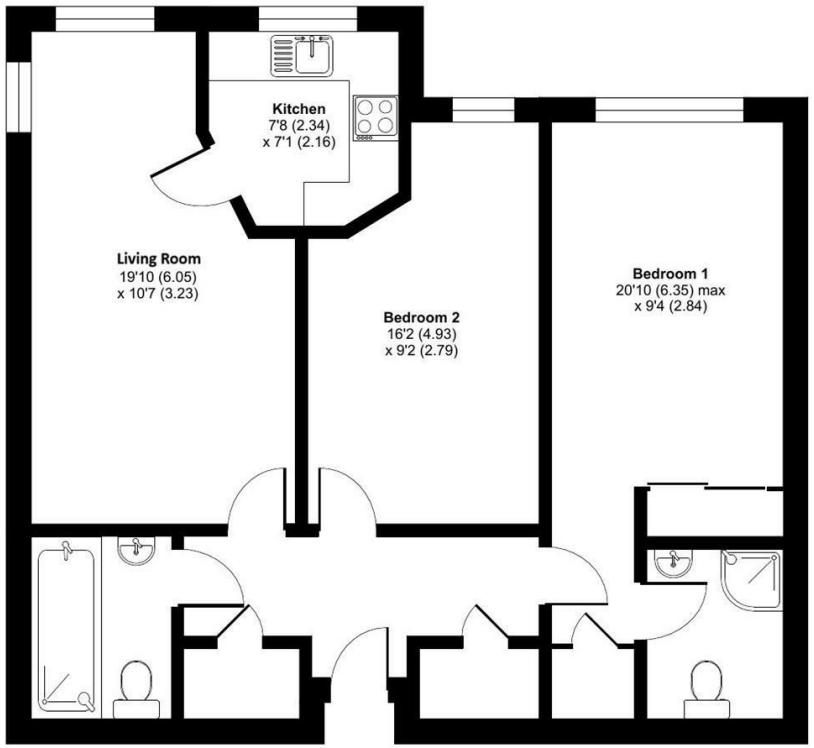
999 year Lease commencing 2018

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, apartment heating, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

Approximate Area = 774 sq ft / 71.9 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). ©nichecom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1204728

EPC Rating: B

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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