

£2,600 PCM

2 Bedroom, Apartment - Retirement

36 Charmans Lodge Worthing Road, Southwater, West Sussex, RH13 9BS

0800 077 8717 lettings@churchillsl.co.uk churchillsl.co.uk

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36 Charmans Lodge

Charmans Lodge and Mews are a beautiful collection of 36 one, two and three-bedroom retirement apartments. Southwater is a charming English village situated southwest of Horsham, offering the perfect blend of town and country living. The village boasts a welcoming community and a variety of local amenities. 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.
Southwater is surrounded by the picturesque countryside of West Sussex, perfect for exploring. Popular locations include Southwater Country Park, which offers beautiful walking routes and scenic trails. Additionally, the nearby Knepp Estate provides opportunities to experience rewilded landscapes and diverse wildlife. 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 Residents and keep the development in perfect shape as well as arranging many regular events in the Residents' 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 resident.

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







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Property Overview

Rent a Churchill Living retirement apartment in Southwater! Built by the award-winning Churchill Living, this stunning two-bedroom apartment is available to rent, on a long-term basis, in this sought after development Charmans Lodge.

Priced at £2,600pcm, call today to book your appointment to view.

Photographs, images, and computer-generated visuals are indicative only and are potentially not of the specific property. They are intended to provide a general impression of the development or style and should not be relied upon as statements of fact.







Features

- Two-bedroom, two-bathroom retirement apartment
- Modern fitted kitchen with integrated appliances
- Residents' Lounge & coffee bar with regular social events
- Lodge Manager
- 24-hour Careline system for safety and security
- Lift to all floors
- Beautifully landscaped garden
- Residents' private car park
- Guest Suite available for your friends and family to stay in







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Key Information

OVER 60's RETIREMENT APARTMENT

LONG TERM TENANCY

Pets:
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.

Security Deposit:
A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

Holding Deposit:
A holding deposit equal to 1 week's rent will be payable on acceptance of an application. This will be held and used towards the first month's rent.

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 days (or other deadline as mutually agreed in writing).

EPC Rating:

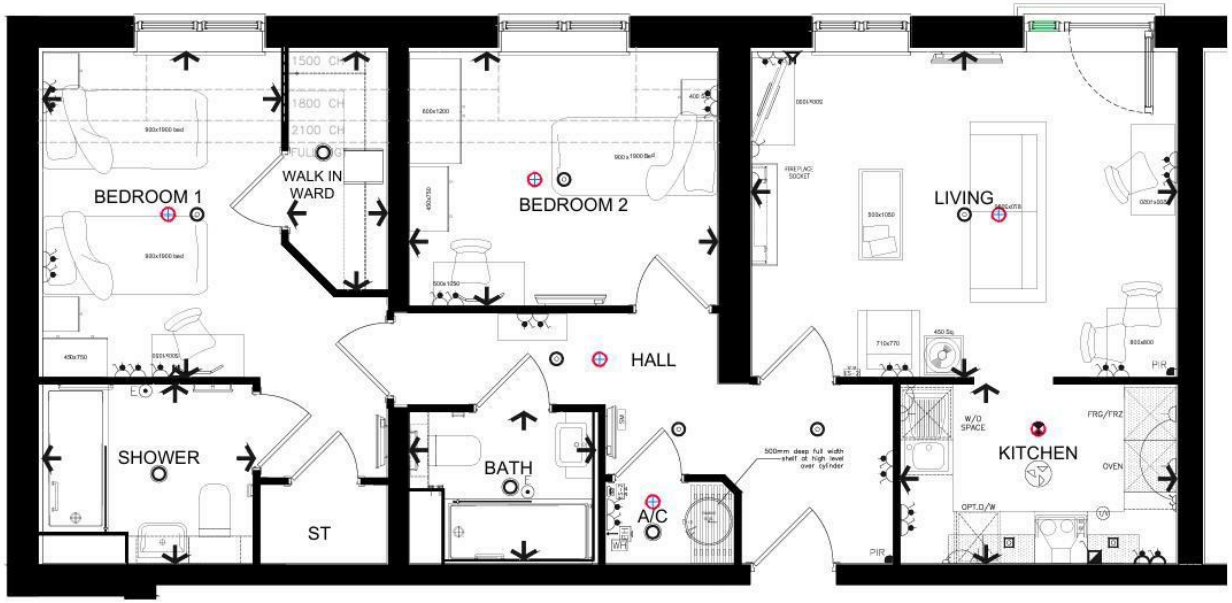
APARTMENT 36 AREA :-

76.88 Msq
828 sqft

Measured to finished plasterboard faces disregarding inner walls

Living	Width	12'-4" [3750]	max	Length 16'-1" [4895]	max
Kitchen	Width	6'-9" [2065]	max	Length 10'-5" [3185]	max
Bedroom 1	Width	12'-4" [3750]	max	Length 9'-0" [2750]	max
Bedroom 2	Width	9'-7" [2915]	max	Length 11'-8" [3545]	max
Shower Room	Width	6'-9" [2065]	max	Length 8'-0" [2450]	max
Bath Room	Width	5'-7" [1705]	max	Length 7'-0" [2140]	max
Walk in Wardrobe	Width	3'-9" [1145]	max	Length 9'-0" [2745]	max

Although every effort has been made to ensure accuracy, exact room dimensions may vary during the course of construction and no responsibility can be accepted for any mis-statement on this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice. All information correct at time of going to press.



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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