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**Asking Price £100,000 Leasehold**

**1 Bedroom, Apartment - Retirement**

13, Homegrange House Shingle Bank Drive, Milford On Sea, Lymington, Hampshire, SO41 0WR

 0800 077 8717

 [sales@churchillsl.co.uk](mailto:sales@churchillsl.co.uk)

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Homegrange House

Homegrange House is a development of 36 one and two bedroom apartments. The development is situated cliff-top, surrounded by landscaped gardens. Millford-on-Sea offers local bus routes to Southampton and Bournemouth and has a social atmosphere, with various tearooms, pubs, independent shows and a selection of restaurants.

The beaches are vary in size and are a short distance from the Homegrange House. The New Forest is only 3 miles away, perfect for enjoying short or long walks.

The House Manager is on hand throughout the day to support the residents and keep the development in perfect shape.

A Guest Suite is available for visitors. Prices are available on request from the House Manager.

Homegrange House 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.

Homegrange House 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.

Homegrange House requires at least one apartment resident to be over the age of 55.



# Property Overview

**\*\*ONE BEDROOM GROUND FLOOR  
RETIREMENT APARTMENT WITH PATIO\*\***

Situated in a fantastic South-Westerly position within the development is this lovely one bedroom apartment in the charming town of Milford-On-Sea. The property is conveniently located near the owners lounge, laundry room and guest suite.

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 patio with lovely views over the communal gardens and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4 ring electric hob with extractor hood over and space for a fridge/freezer.

The Bedroom is a good-sized double with a built-in wardrobe. There is space for additional bedroom furniture if desired and a window keeps this bedroom bright and airy.

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

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

Call us today to book your viewing!



# Features

- One bedroom ground floor apartment
- Private patio area overlooking the communal gardens
- House Manager available 5 days a week
- Owners' Lounge/Kitchen to meet with friends and neighbours
- Owners car park
- 24 Hour Careline system providing 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



# Key Information

Service Charges (Year Ending 31st August 2027):  
£3,224.29 per annum.

Approximate Area = 414 sq ft / 38.4 sq m  
For identification only - Not to scale

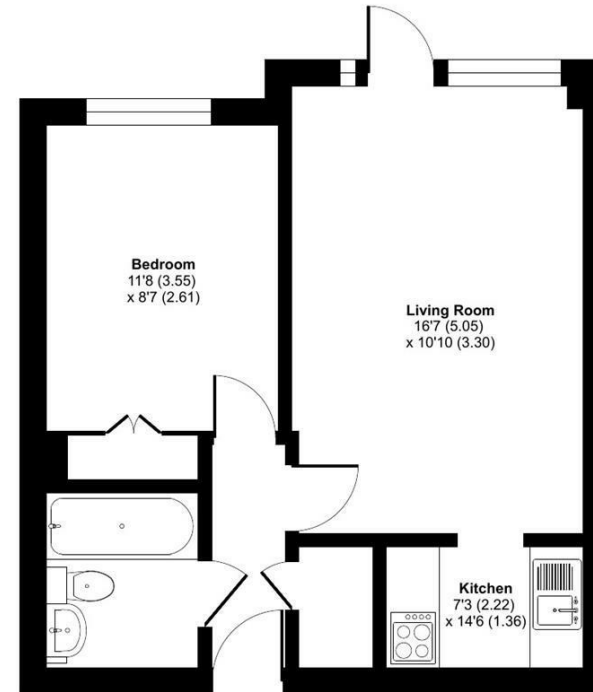
Ground Rent is collected by Estates and Management.

Council Tax Band B

99 Year lease from 1st September 1978.

This development does not permit Pets.

Service charges include: Careline system, buildings insurance, gas and electricity for communal areas, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & House Manager.



EPC Rating: D

 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: 1480597

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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