



Astons
of Sussex
Residential Sales & Lettings



21 Tamarisk Lodge, Stocks Lane, PO20 8FL

21 Tamarisk Lodge, Stocks Lane West Sussex, PO20 8FL

Guide Price £280,000

This first-floor retirement apartment, built by Churchill in 2017, offers beautifully presented and low maintenance accommodation within a welcoming development. Designed with convenience and comfort in mind, the property combines modern interiors with access to a range of shared facilities, making it an appealing choice for those seeking a supportive and sociable environment.

The apartment is accessed via a communal hallway and opens into a private entrance hall with useful storage. The sitting room is a bright and comfortable space, providing a natural hub for day-to-day living. From here, a door leads directly into the kitchen, which is notably larger than many on the development. Finished with a smart range of grey gloss cabinetry and coordinating work surfaces, the kitchen is well equipped with an integrated fridge and freezer, oven, hob, dishwasher, and washer dryer. Its generous size and practical layout make it particularly suited for those who enjoy cooking or entertaining.

There are two bedrooms, with the principal bedroom benefiting from a fitted wardrobe. The second bedroom is currently utilised as a dining room, creating a versatile and sociable layout, but could easily be reinstated as a bedroom or adapted for use as a study or hobbies room to suit individual needs. The shower room has been fitted with anti-slip flooring for safety, while a separate cloakroom with w.c. is located just off the hallway, providing added practicality.

Residents of the development benefit from a number of communal facilities designed to enhance day-to-day living. The landscaped gardens are well maintained and provide an attractive space to enjoy, while the residents' lounge offers a sociable meeting place for neighbours and a venue for organised activities.



For visiting family and friends, a guest suite is available on the top floor at a modest nightly rate, ensuring visitors can stay comfortably close by.

Further benefits include unallocated parking for residents, along with an electric wheelchair and buggy store. Heating is electric, with the cost included in the service charge, helping to keep running costs simple and predictable.

Tenure Leasehold | **Council Tax** Band C | **EPC** B

Connected to mains water, electricity & drainage. Electric heating.

Lease Details

Leasehold.

125 year lease granted in June 2017 with a ground rent of £887 per annum.

Maintenance of £3,372.77 due half yearly. This includes general heating, water and sewerage charges, buildings insurance, window cleaning, garden maintenance and WiFi. It also includes the maintenance of furniture, heating and cleaning of the residents lounge.



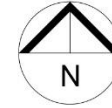
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 Plus) A		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

What3words
scarecrow.local.hammer

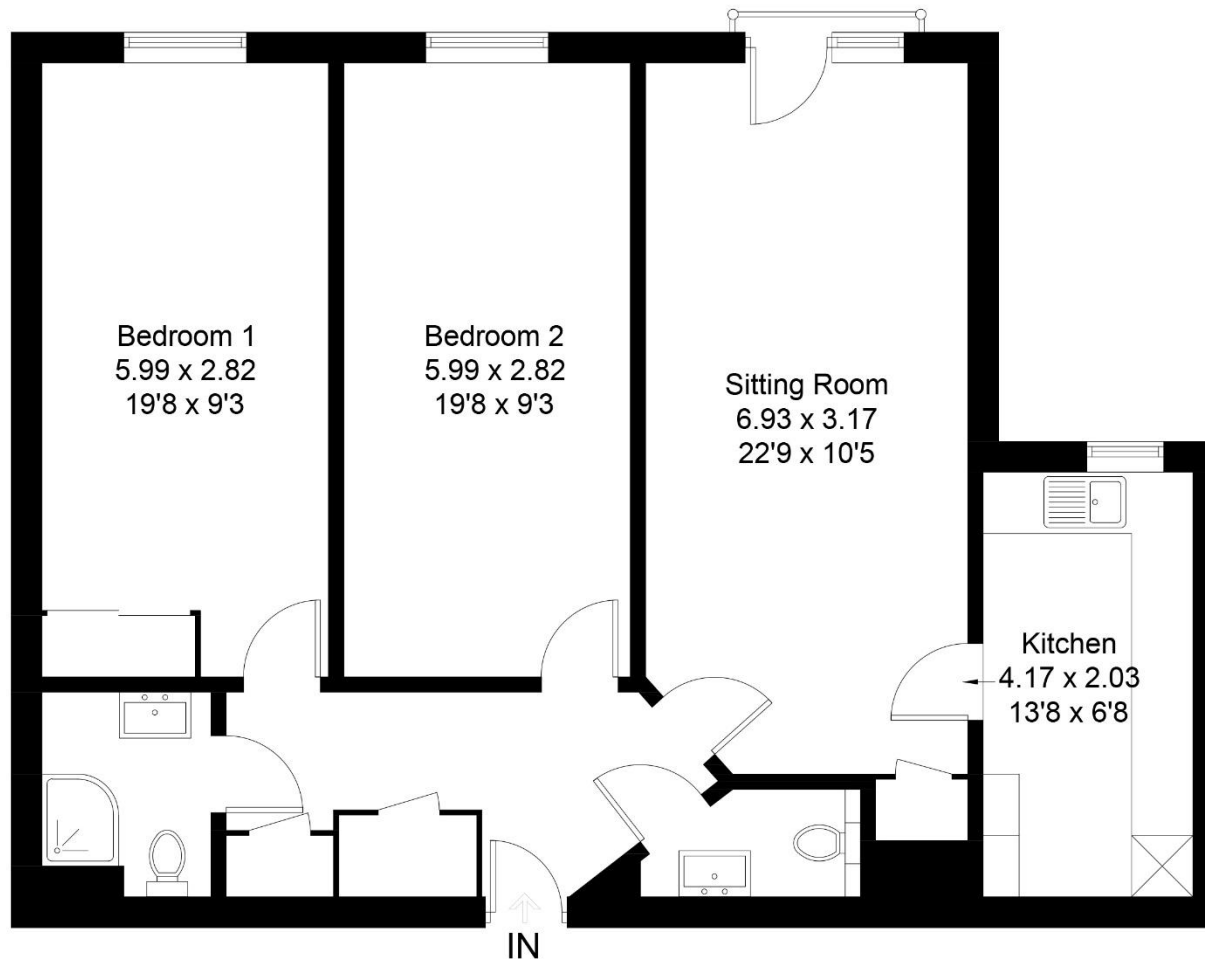


Produced for Astons of Sussex

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Approximate Gross Internal Area = 83.1 sq m / 894 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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