



Asking Price £390,000 Leasehold

2 Bedroom, Apartment - Retirement

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Retirement Property Specialists

Goodwin Lodge

Goodwin Lodge is a retirement development of 41 one and two bedroom independent living apartments. The development is situated just a couple of roads back from the photogenic seafront that's home to Deal Pier, which offers views to France on a clear day, and the iconic maritime clock, the Timeball Tower.

Deal is a bustling seaside town located on the English Channel, neighbouring Sandwich and Walmer. The former fishing, mining and garrison town is now a popular area to retire to, with quaint, historic houses and streets. The town centre shopping facilities are within half a mile of the development, where you will find several buzzing restaurants and cafés, various national retailers, library, Post Office, traditional market every Saturday.

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

Goodwin 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.

Goodwin Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Estates Management to maintain the highest standards of maintenance and service for every lodge and owner.

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



Property Overview

TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY

Welcome to Goodwin Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom first floor apartment presented in very good order throughout. The property provides spacious accommodation and is conveniently located near the lift.

The Living Room is generous in size and offers ample space for living and dining room furniture. Plenty of light comes into the living room, as it benefits from dual aspect windows. A Juliet balcony door opens inwards, allowing plenty of light and fresh air into the lounge.

The Kitchen is accessed through 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 with extractor hood over, washer/dry, fridge and frost-free freezer. A window allows for light and ventilation.

Bedroom One is a good-sized double with a walk-in wardrobe and an additional storage cupboard with shelving. There is plenty of space for additional furniture if required and a window keeps this lovely room bright and light. An En-suite offers a bath tub with overhead shower and a handrail, a WC, wash basin with vanity unit beneath and a heated towel rail.

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

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

Perfectly complementing this wonderful apartment is a useful storage cupboard located off the Hallway.

This apartment simply must be viewed!

Call us today to book your viewing at Goodwin Lodge!



Features

- Two bedroom first floor apartment
- Sunny dual-aspect lounge with Juliet balcony
- En-suite bathroom & main bathroom with shower
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Owners lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Lift to all floors
- Beautifully landscaped gardens
- A Guest Suite is available for your friends and family to stay in



Key Information

Service Charge (Year Ending 30th November 2026):
£5,259.62 per annum.

Ground Rent £625 per annum. To be reviewed 1st May 2026.

Council Tax: Band C

999 year Lease commencing May 2019

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, Ground Source Heating for communal and apartment heating, communal cleaning, garden maintenance, lift maintenance & lodge manager.

EPC Rating: B

823.7 ft²
76.52 m²



Living	Width	10'-11" [3145]	max	Length	16'-9" [5105]	max
Kitchen	Width	7'-11" [2405]	max	Length	8'-3" [2515]	max
Shower Room	Width	8'-3" [1960]	max	Length	7'-6" [2290]	max
En-suite	Width	5'-11" [1795]	max	Length	8'-0" [2430]	max
Bedroom 1	Width	9'-3" [2825]	max	Length	12'-0" [3660]	max
Bedroom 2	Width	10'-8" [3240]	max	Length	14'-10" [4520]	max
Walk in Wardrobe	Width	5'-11" [1795]	max	Length	4'-4" [1330]	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 of this fact, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specifications without notice.

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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