

Asking Price £220,000 Leasehold

1 Bedroom, Apartment - Retirement

18, Spitfire Lodge Belmont Road, Portswood, Southampton, Hampshire, SO17 2AX

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Spitfire Lodge

Spitfire Lodge is a modern, purpose built development of 73 one and two bedroom apartments located in Portswood, Southampton.

Portswood is a vibrant suburb located on the outskirts of Southampton City Centre. Situated on Belmont Road, Spitfire Lodge is in the heart of the community, adjacent to the Sainsbury's supermarket. The main High Street has a variety of coffee shops, ice cream parlours and places to eat. There are independent and national retailers, supermarkets, convenience stores, a Post Office, Library, Dentists' and Doctors' surgeries and West Quay shopping centre.

Southampton has a rich maritime history and is home to the SeaCity Museum. The Mayflower Theatre, in the heart of the city, has a packed schedule of musicals, plays and dance shows throughout the year and the Solent Sky Museum showcases the international importance of aviation history in Southampton and the Solent area.

Bus stops in Belmont Road and the surrounding areas offer services to Southampton City Centre and beyond. The nearest railway station is located in St Denys, just over half a mile away with trains to London Waterloo and Weymouth.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging 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.

Spitfire 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.

Spitfire 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.

Spitfire 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

ONE BEDROOM GROUND FLOOR APARTMENT

This delightful one bedroom ground floor apartment is situated in a convenient location within the development being close to the wellbeing suite, owners lounge and entrance. The property is presented in very good order throughout and offers a private patio with garden views.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a patio area, 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 waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window provides further light.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired.

The Shower Room offers a curved shower with handrail, a WC and 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.

** This property is being sold on behalf of a corporate client and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. ** ** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **







Features

- One bedroom ground floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Patio and garden views
- 24 Hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Landscaped gardens
- Lift to all floors
- Lodge Manager available 5 days a week
- 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): £2,464.08 per annum.

Ground Rent: £860.98 per annum. To be reviewed December 2031.

Council Tax Band B

999 year Lease commencing January 2019

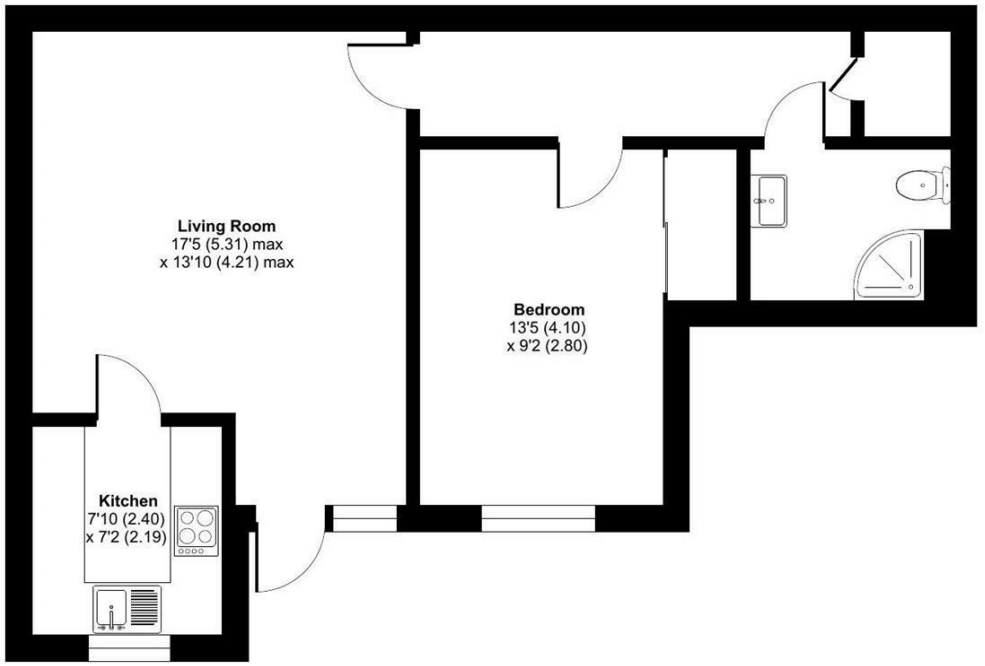
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 572 sq ft / 53.1 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 2026. Produced for Churchill Sales & Lettings Limited. REF: 1515731

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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