

Asking Price £360,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Goodwin Lodge Ark Lane, Deal, Kent, CT14 6FL

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Churchill
Sales & Lettings
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.







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Property Overview

TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

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

The Living Room is generous in size and offers ample space for living and dining room furniture. A French door opens to the owners private West-facing patio with beautiful views of the communal gardens.

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 two bathroom apartment
- West-facing patio
- 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
- Owners' private car park
- Apartment heating included in the Service Charge
- Landscaped gardens
- 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 30th November 2026): £5,259.62 per annum.

Ground Rent £895.57 per annum. To be reviewed 1st May 2033

Council Tax: Band C

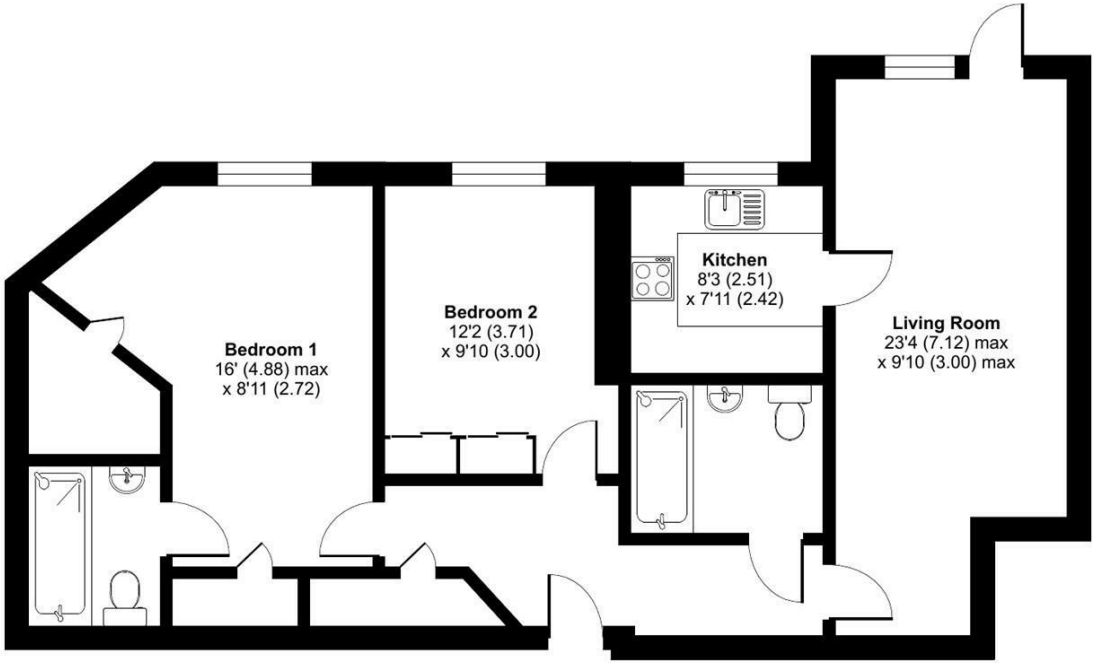
999 year Lease commencing May 2019

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

Approximate Area = 837 sq ft / 77.7 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 2025. Produced for Churchill Sales & Lettings Limited. REF: 1312272

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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