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Asking Price £245,000 Leasehold

1 Bedroom, Apartment - Retirement

9, Neville Lodge 15 Rowe Avenue, Peacehaven, East Sussex, BN10 7PE

 0800 077 8717

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Neville Lodge

Neville Lodge is a delightful development of one and two bedroom retirement apartments benefiting from beautiful views across the English Channel with all apartments featuring a balcony or patio.

Peacehaven is a pretty little seaside town situated in East Sussex. The high street is just 0.1 miles away, which offers a wide variety of coffee shops, eateries and convenience stores, with a nearby Meridian Shopping Centre benefitting from a supermarket, library and a further wide range of shops.

The local bus service runs straight past the development, with a direct route to Brighton and Peacehaven.

Neville Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in 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 of the Guest Suites at all Churchill Retirement Living developments across the country. Prices are available from the Lodge Manager.

Neville 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. 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.

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

Neville 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

Churchill Sales & Lettings are delighted to be marketing this stunning one bedroom ground floor apartment with direct access onto a Patio and views towards the Sea. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture with a door opening onto the Patio area.

The Kitchen is accessed via the Lounge 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 allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and separate walk in wardrobe with plenty of space for additional bedroom furniture if required.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit beneath.

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



# Features

- One bedroom ground floor retirement apartment
- Patio Area with views
- Walk in Wardrobe
- Fully fitted kitchen with integrated appliances
- Lodge Manager available Monday to Friday
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Owners Parking
- A Guest Suite is available for your friends and family to stay in.



# Key Information

Service Charge (Year Ending 31st May 2024):  
£4,412.84 per annum.

Ground Rent: £598.44 per annum. To be reviewed  
in October 2025

Council Tax: Band B

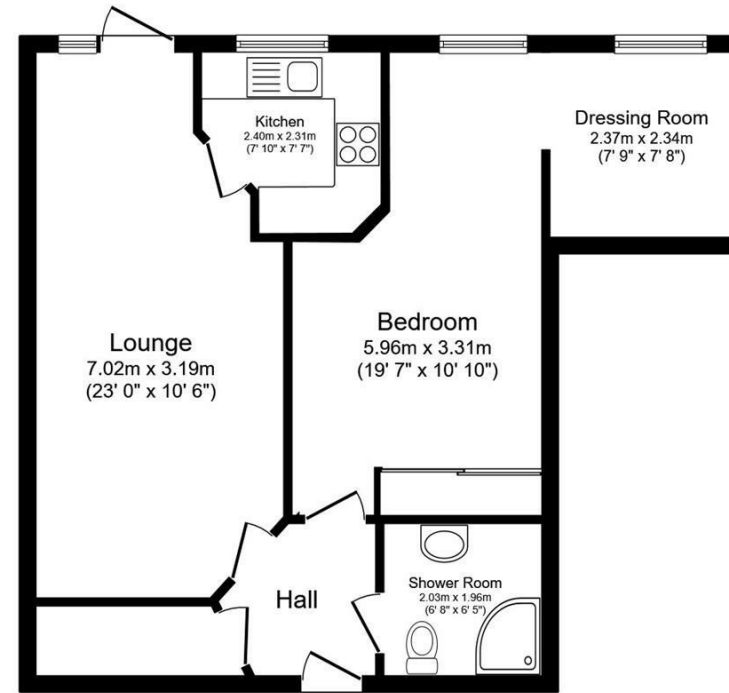
999-year Lease commencing 2018

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.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

EPC Rating: B



Total floor area 58.1 sq.m. (625 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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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