



Asking Price £249,950 Leasehold

1 Bedroom, Apartment - Retirement

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

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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.

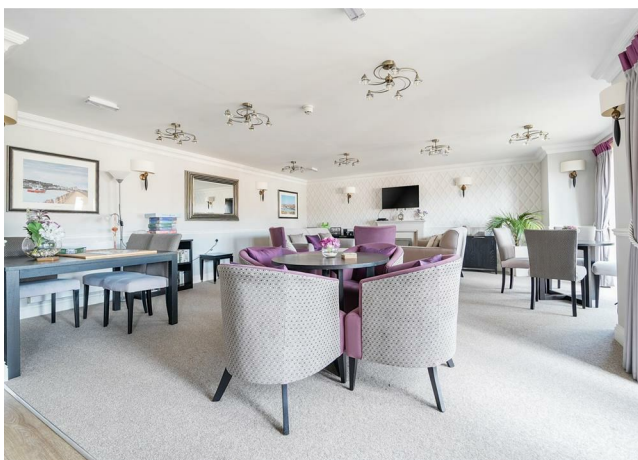
Neville Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They assist in arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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 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 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

Welcome to Neville Lodge in the charming town of Peacehaven! This delightful one bedroom ground floor retirement apartment offers comfort and convenience with stunning coastal walks right on your doorstep.

Inside you will find a cosy living room with a feature electric fireplace, providing an ideal focal point for the room. There is also plenty of space for living and dining room furniture.

The bedroom is a good size room, which has a built in wardrobe, and is situated next to the shower room.

One of the highlights of this property is the sea view patio area, where you can enjoy the fresh sea breeze and views of the coastline.

Located in a popular neighbourhood, this apartment is perfect for those looking to enjoy their retirement in a gorgeous coastal location.

The Highstreet is located just 0.1 miles away which offers a variety of coffee shops and eatery's along with convenience stores.

Contact us today to arrange a viewing at Neville Lodge!



Features

- One bedroom ground floor retirement apartment
- Great location close to the town centre & excellent transport links
- Fully fitted kitchen with integrated appliances
- 24 Hour emergency Careline System
- Lodge Manager available Monday-Friday
- Lift accessible on all floors
- Owners Parking
- A Guest Suite is available for your friends and family to stay in



Key Information

Service Charge (Year Ending 31st May 2025):
£3,325.44 per annum.

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

Council Tax: Band B

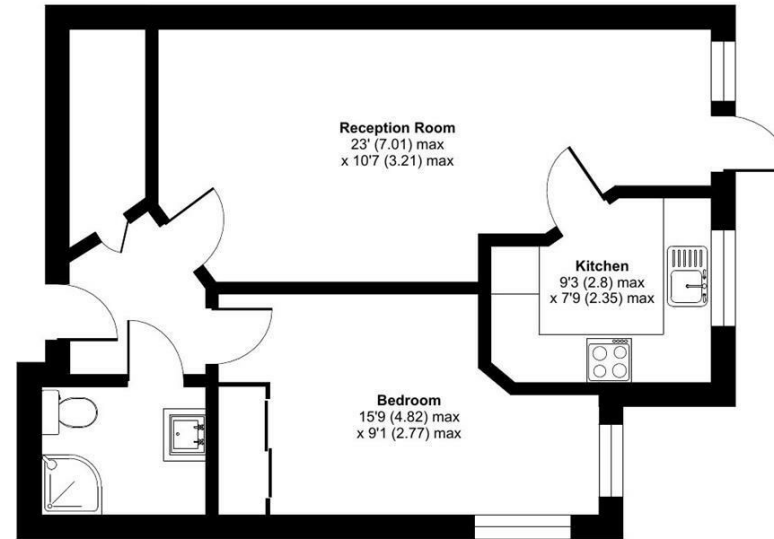
999 year Lease commencing 2018

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.

Approximate Area = 518 sq ft / 48.1 sq m
For identification only - Not to scale



EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement Standards incorporating
International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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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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