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**Asking Price £339,950 Leasehold**

**1 Bedroom, Apartment - Retirement**

4, Harington Lodge 117 The Hornet, Chichester, West Sussex, PO19 7BX

 **0800 077 8717**

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Harington Lodge

Harington Lodge is a beautiful development of 35 one and two bedroom retirement apartments in Chichester. The development is centrally located for the heart of the city which combines a modern shopping centre with traditional art galleries, a twice-weekly market, tempting cafes, bistros and restaurants.

The city is steeped in history with Roman Walls, the Tudor Market Cross, Georgian terraces and the beautiful Chichester Cathedral, a centre of community life for more than 900 years.

Chichester benefits from excellent transport links, with trains from Chichester offering regular services to Brighton, London Victoria via Gatwick Airport and with coastal services to Portsmouth and Southampton.

Harington 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.

Harington 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.

Harington 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.

Harington 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

## **\*\*ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment with Patio area. The property is presented in good decorative order with views over the communal gardens.

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

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 allows for light and ventilation.

The Bedroom is a generous double room with a useful built in mirrored wardrobe and 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 the apartment is a useful storage cupboard located in the hallway.





# Features

- One bedroom ground floor retirement apartment
- Own Patio area with views over the communal gardens
- Good decorative order
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Wonderful development located in Chichester with stunning communal gardens
- 24 hour Careline system for safety and security
- Lift to all floors
- Owners private car parking
- 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.



# Key Information

Service Charge (Year Ending 31st May 2026): £3,302.04 per annum.

Ground rent £820.76 per annum. To be reviewed October 2032.

Council Tax Band B

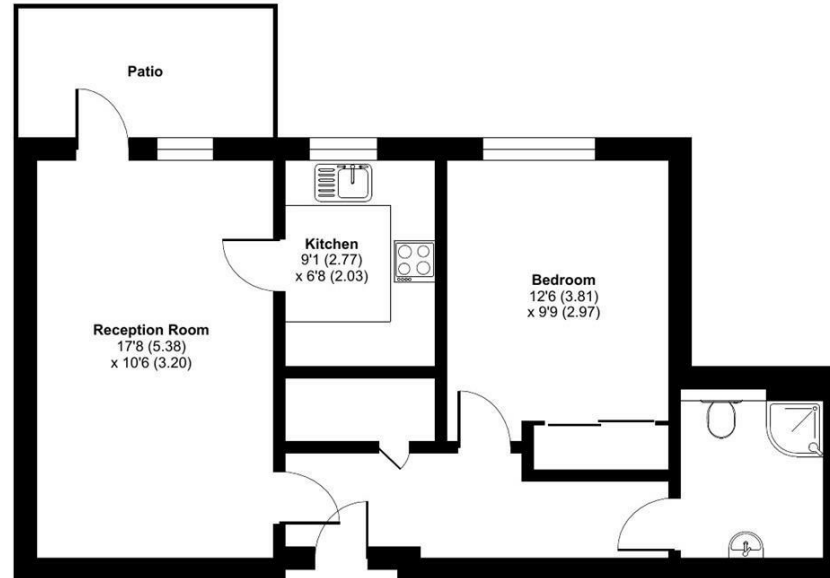
999 year lease commencing 2018

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.



Approximate Area = 542 sq ft / 50.3 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. Produced for Churchill Estate Agents. REF: 1152085

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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