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Asking Price £205,000 Leasehold

1 Bedroom, Apartment - Retirement

2, Tamarisk Lodge Stocks Lane, East Wittering, Chichester, West Sussex, PO20 8FL



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**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Tamarisk Lodge

Tamarisk Lodge is a select development of 26 one and two bedroom retirement apartments situated on Stocks Lane in East Wittering, less than half a mile away from Bracklesham Bay.

Tamarisk Lodge is half a mile from the seaside and local town offering a number of local shops, cafés, eateries, a hairdresser and Post Office. The Cathedral City of Chichester is located approximately 7 miles north of East Wittering where you will find a blend of old and new nestled at the bottom of the South Downs.

There are bus stops directly outside Tamarisk Lodge and good road links exist between The Witterings and Chichester; cross channel ferries can be located in Portsmouth with the nearest airports located at Southampton and Gatwick.

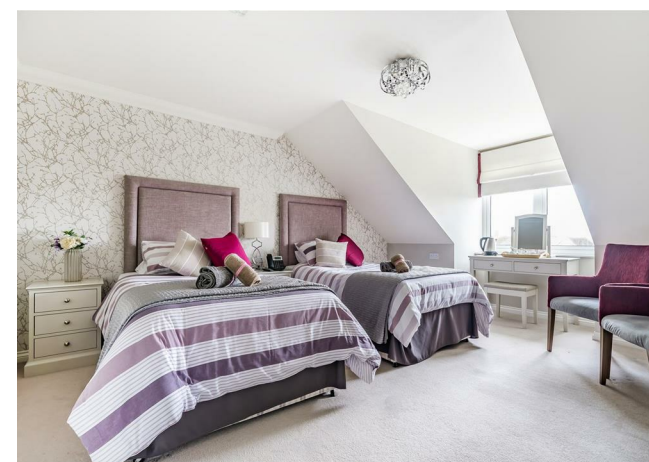
Tamarisk Lodge's manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

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.

Tamarisk 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.

Tamarisk 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.

Tamarisk 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 pleased to be marketing this lovely one bedroom ground floor apartment with Patio area. The property offers deceptively spacious accommodation throughout and is presented in good order.

The Lounge offers ample space for living and dining room furniture and has a feature electric fireplace with attractive surround. A door opens on to the Patio and access to the communal gardens.

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-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 this wonderful apartment is a useful storage cupboard located in the hallway.



# Features

- One bedroom ground floor retirement apartment
- Own Patio area
- Good decorative order
- No forward chain
- 24-Hour Careline system for safety and security
- Lodge Manager on site 5 days a week
- Great location close to the town centre & excellent transport links
- Residents Lounge, Parking and Communal Gardens
- 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.





# Key Information

Service Charge (Year ending 31st May 2025):  
£4,095.68 per annum.

Ground Rent: £575.00 per annum. To be revised  
June 2031.

Council Tax: Band B

125 year Lease commencing 2017

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

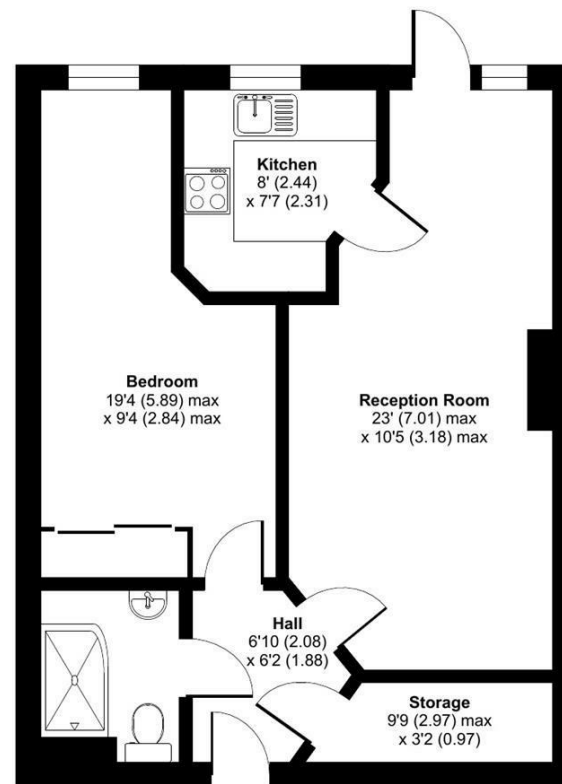
Service charges include: Careline system, buildings  
insurance, air source pump heating, water and  
sewerage rates, communal cleaning, utilities and  
maintenance, garden maintenance, lift maintenance,  
lodge manager and a contribution to the  
contingency fund.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating  
International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for Churchill Estate Agents. REF: 1107583



Approximate Area = 542 sq ft / 50.3 sq m  
For identification only - Not to scale

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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