



Asking Price £225,000 Leasehold

1 Bedroom, Apartment - Retirement

19, Dean Lodge 17 Grange Road, Southbourne, Bournemouth, Dorset, BH6 3ND

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Churchill
Sales & Lettings
Retirement Property Specialists

Dean Lodge

Dean Lodge is a beautiful development of 42 one and two bedroom retirement apartments located in Southbourne, a popular suburb of the coastal town of Bournemouth. The Lodge holds an enviable position set on the cliff top above Southbourne's golden sandy beach, offering spectacular views across Bournemouth Bay and towards the Isle of Wight.

The Lodge is directly opposite a path leading along the cliff top and down onto the stunning beaches and just a few hundred yards to the main shopping area, Southbourne Grove, a traditional high street with some independent and individual shops including bakeries, salons, florists, pubs, cafes and restaurants.

Southbourne is perfectly situated for quick and easy access into Bournemouth Town Centre, Christchurch, Hengistbury Head and The New Forest. Local transport is excellent with regular busses, Pokesdown railway station nearby with direct links into London Waterloo and Bournemouth International Airport just a few miles away for trips further afield.

Dean 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.

Dean 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.

Dean 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.

Dean Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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Property Overview

****ONE BEDROOM RETIREMENT APARTMENT****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor retirement apartment. The property is presented in good order throughout and is situated near the stairs for easy access.

The Lounge offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. A door leads to a Juliet balcony with garden views.

The Kitchen has been fitted with a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in fridge, freezer, oven and 4-ring electric hob with extractor hood over. A window provides light and ventilation.

The Bedroom is a generous L-Shaped double room with useful built-in wardrobes. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Bathroom offers an L-Shaped bath with shower head above, a hand rail, heated towel rail, a WC and a wash hand basin with vanity unit below and additional storage cabinet above.

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

Call us today to book your viewing at Dean Lodge!



Features

- One bedroom first floor retirement apartment
- Wellbeing suite, Guest Suite and Laundry Room
- Owners' Lounge/Kitchen
- Lodge Manager available 5 days a week
- Lift to all floors
- Intruder Alarms and Video door entry system
- 24 Hour emergency Careline system
- Car 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.
- Landscaped gardens



Key Information

Service Charges (year ending 31st May 2025): £2,885.75 per annum.

Ground Rent: £647.98 per annum. To be reviewed in May 2026

125 year Lease commencing July 2012

Council Tax Band: D

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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager.

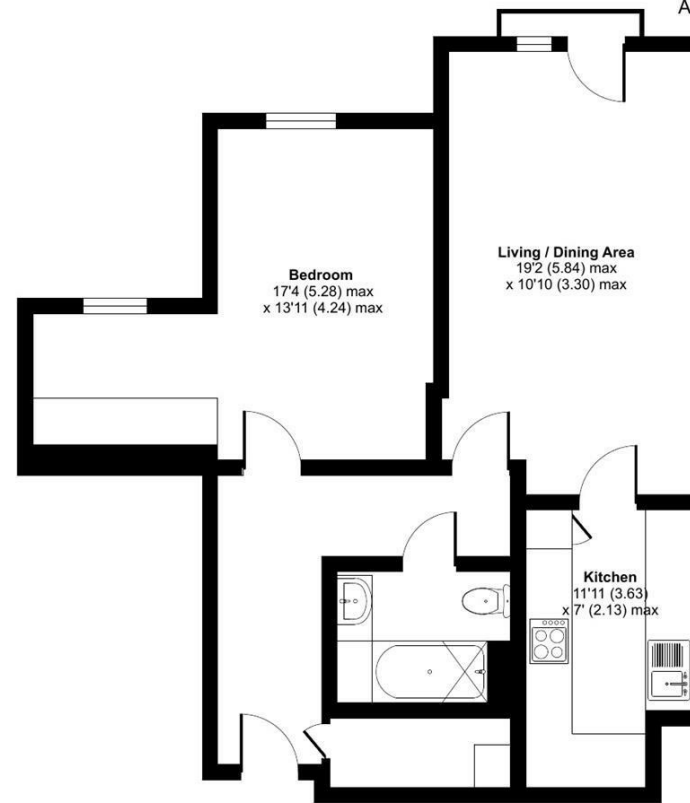
A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property

EPC Rating: C



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: 1195748

Approximate Area = 658 sq ft / 61.1 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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