



**Asking Price £199,950 Leasehold**

**1 Bedroom, Apartment - Retirement**

14, Neville Lodge 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 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.



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# Property Overview

## **\*\*ONE BEDROOM RETIREMENT APARTMENT WITH BALCONY AND OCEAN VIEWS\*\***

Welcome to Neville Lodge in the charming town of Peacehaven! This delightful one bedroom first floor retirement apartment is presented in fantastic order throughout and boasts stunning coastal walks right on your doorstep.

One of the highlights of this property is the Balcony located off the Living Room, where you can enjoy the fresh sea breeze and views of the coastline. The Living Room also offers plenty of space for living and dining room furniture.

The Bedroom is a good size double room with a built in mirrored wardrobe. A window provides natural light and offers sea views.

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

Perfectly complementing this lovely apartment is a useful walk in storage cupboard located off the Hallway.

This apartment simply must be viewed!

Contact us today to arrange a viewing at Neville Lodge!



# Features

- One bedroom first floor apartment
- Private balcony with fantastic ocean views
- Fully fitted kitchen with integrated appliances
- Lodge Manager available Monday to Friday
- Lift to all floors
- 24 Hour emergency Careline system
- Great location close to the town centre & excellent transport links
- Owners Parking
- Owners lounge & Kitchen with regular social events
- 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 2026): £3,576.55 per annum.

Ground Rent: £575 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.

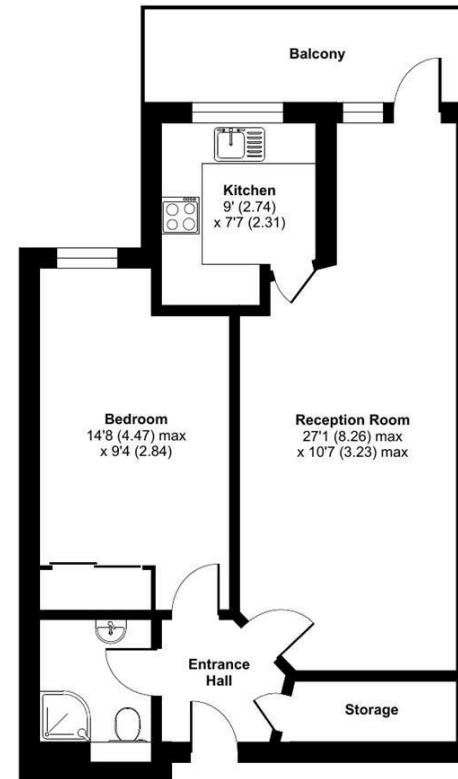
EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2024. Produced for Churchill Sales & Lettings Limited. REF: 1208971

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.



Approximate Area = 585 sq ft / 54.3 sq m  
For identification only - Not to scale





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