



Asking Price £199,999 Leasehold

2 Bedroom, Apartment - Retirement

26, St Marys Lodge 3 Beach Avenue, Birchington, Kent, CT7 9JS

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St Marys Lodge

St Mary's Lodge is an exclusive development of 31 one and two bedroom apartments in the beautiful and historic seaside town of Birchington-on-Sea. It has a private owners parking area and a buggy store with charging points.

Situated on the Kent Coast, Birchington-on-Sea lies between the seaside resorts of Herne Bay and Margate and is the largest village in Kent. Birchington-on-Sea is home to the popular Minnis Bay beach, a European Blue Flag Award winning beach with attractions such as coastal walking routes.

The village benefits from a vibrant community with a wide variety of activities taking place at the Birchington-on-Sea Village Centre. The Lodge itself is in a great location within walking distance to the sea and the local shops and amenities. Traditional cafes and ice cream parlours are also located in the village.

Local transport is excellent with regular buses around the village and surrounding areas and train services into London and across the country.

The Lodge manager is on hand throughout the day to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for visitors & use of over 150 guest suites in lodges across the country. Prices are available on request from the Lodge Manager.

St Mary's 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 secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

St Mary's Lodge is managed by the award-winning Churchill Estates Management Services, working closely with Churchill Living and Stratton & King to maintain the highest standards of maintenance and service for every lodge and owner.

St Mary's 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

TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT

Welcome to St Mary's Lodge! This delightful two bedroom third floor retirement apartment offers spacious accommodation throughout and is conveniently located near the lift and stairs providing easy access.

The Living Room offers ample space for living and dining room furniture. A large window provides lots of natural light.

The Kitchen is accessed via the Living Room with a range of modern 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 and freezer. A window allows for light and ventilation.

Bedroom One is a generous double room with multiple built-in wardrobes. Dual aspect windows keep this lovely bedroom bright and light.

Bedroom Two is another good-sized room that could also be used as a separate dining room, study or hobby room.

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

Perfectly complementing this lovely apartment are two useful storage cupboards located off the Hallway.

Call us today to book your viewing at St Mary's Lodge!



Features

- Two bed third floor retirement apartment
- Fully fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge with regular social events
- 24 hour Careline system for safety and security
- Guest Suite for visitors & use of over 150 guest suites in lodges across the country
- Owners' private car park
- Great location close to the town centre & excellent transport links
- Lift to all floors



Key Information

Service Charge (Year Ending 31st May 2025):
£4,339.63 per annum.

Ground Rent: £933.34 per annum. To be reviewed
May 2029.

Council Tax: Band C

125 year lease commencing 2008

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 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: C

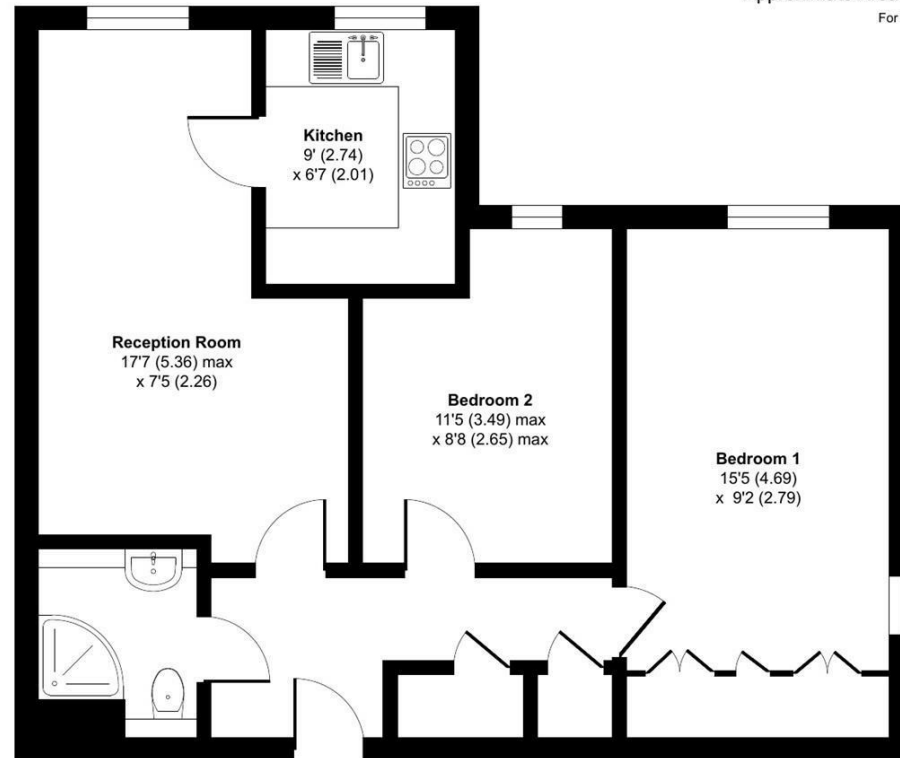
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1249574

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 = 625 sq ft / 58 sq m
For identification only - Not to scale





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