



Asking Price £299,950 Leasehold

2 Bedroom, Apartment - Retirement

6, Beatrice Lodge Canterbury Road, Sittingbourne, Kent, ME10 4FD



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Sales & Lettings
Retirement Property Specialists

Beatrice Lodge

Beatrice Lodge is a delightful development with 45 one and two bedroom retirement apartments, located in the modern market town of Sittingbourne.

Sittingbourne is a popular town located in the Swale district of Kent. Just 17 miles from Canterbury and within 45 miles of London.

Train links to London Victoria and HS1 to St Pancras International mean Sittingbourne is in an ideal location for visits to the capital. The High Street is less than half a mile away from the development.

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 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.

Beatrice Lodge is 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.

Beatrice 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.

Beatrice 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO

Welcome to Beatrice Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property is conveniently located near the lift and stairs and is presented in good order throughout.

The Living Room is generous in size offering ample space for living and dining room furniture. A french door opens to the owners private patio. Two windows provide lots of natural light.

The Kitchen is accessed via the Living Room and offers 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, washer/dryer, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required and a window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized double room that could also be used as a separate Dining Room, Study or Hobby Room.

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

A separate WC is located off the hallway offering a WC, heated towel rail and wash hand basin.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Beatrice Lodge!



Features

- Two bedroom ground floor apartment with patio
- Fully Fitted Kitchen with Integrated Appliances
- 24 Hour Careline system for safety and security
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Great location close to the town centre and excellent transport links
- Owners private car park
- Owners Buggy Storage
- 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): £4,837.03 per annum.

Ground Rent: £625 per annum. To be reviewed November 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, ground source 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

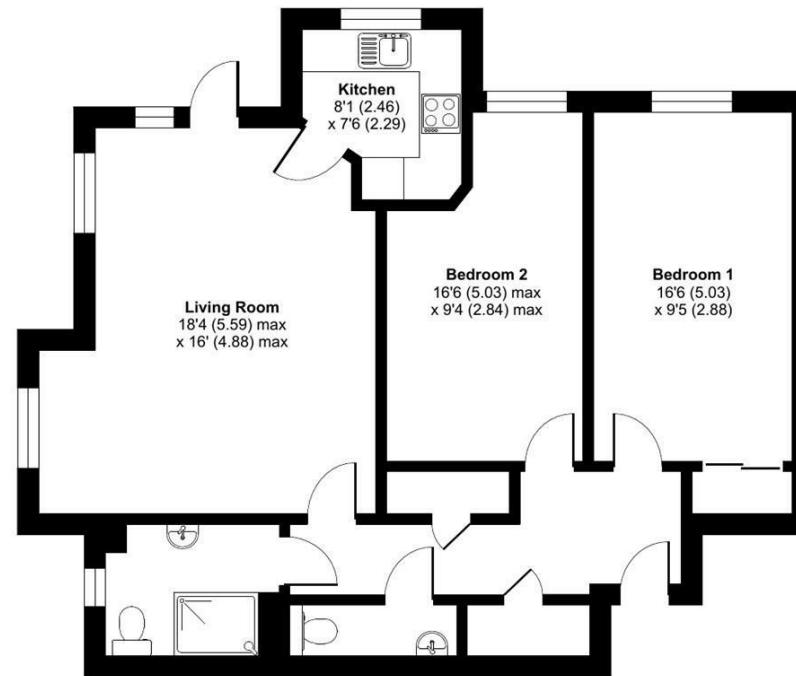
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/aecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1289164

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 = 839 sq ft / 78 sq m
For identification only - Not to scale





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