



Offers Over £115,000 Leasehold

1 Bedroom, Apartment - Retirement

1, Acacia Lodge Trinity Street, Fareham, Hampshire, PO16 7SX

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Churchill
Sales & Lettings
Retirement Property Specialists

Acacia Lodge

Acacia Lodge is a prestigious and stylish development of one and two-bedroom purpose built Retirement apartments constructed by Churchill Living. The development comprises of 48 properties arranged over 2 floors and is ideally situated in the thriving market town of Fareham on the south Hampshire coast, a few miles from the shores of the Solent. The Lodge is within close walking distance of local shops and amenities.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Acacia 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.

Acacia 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.

Acacia 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 GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment which benefits from a private patio. The property is conveniently located near the Owners Lounge and Entrance.

The Living Room offers ample space for living and dining room furniture. A French door opens to the owners patio area and a further door leads through to the Kitchen.

The Kitchen 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, fridge and freezer. A window provides light and ventilation.

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

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

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

Call us today to book your viewing at Acacia Lodge!



Features

- One bedroom ground floor apartment with patio
- Fitted kitchen
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners laundry
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country
- Landscaped gardens



Key Information

Service Charge (Year Ending 31st August 2025):
£2,785.75 per annum.

Ground Rent: £385 per annum. To be reviewed April 2026.

Council Tax: Band B

125 year Lease commencing 2004

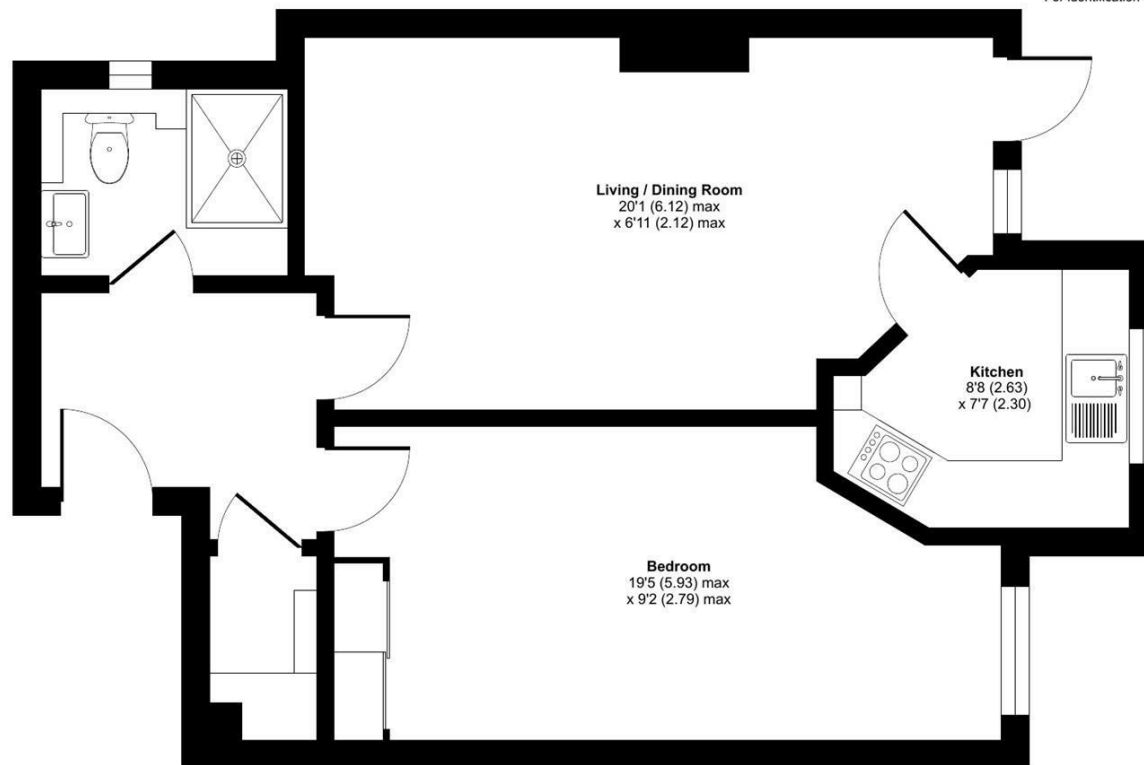
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

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

Approximate Area = 553 sq ft / 51.3 sq m
For identification only - Not to scale



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: 1298120

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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