



Asking Price £270,000 Leasehold

1 Bedroom, Apartment - Retirement

17, Neville Lodge Rowe Avenue, Peacehaven, East Sussex, BN10 7PE

 **0800 077 8717**

 **sales@churchillsl.co.uk**

 **churchillsl.co.uk**

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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 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 FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY AND SEA VIEWS****

Situated in a fantastic South-Westerly position in the development is this delightful one bedroom apartment which benefits from a balcony with sea views. The property is conveniently located near the stairs and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to the owners private balcony and a further door leads through to the Kitchen.

The Kitchen 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, dishwasher, washer/dryer, fridge and frost-free freezer. A large window provides light and ventilation.

The Bedroom is a generous double room with a built-in mirrored wardrobe plus an additional area that could be used as a dressing room or study. Dual aspect windows keep this lovely bedroom bright and light.

The Shower Room offers a curved shower 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.

This apartment simply must be viewed!



Features

- One bedroom first floor apartment
- Balcony with sea views
- Fully fitted kitchen with integrated appliances
- Great location close to the town centre & excellent transport links
- Owners lounge & Kitchen with regular social events
- Lift to all floors
- 24 Hour emergency Careline system
- Owners Parking
- Lodge Manager available Monday to Friday
- 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



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.

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

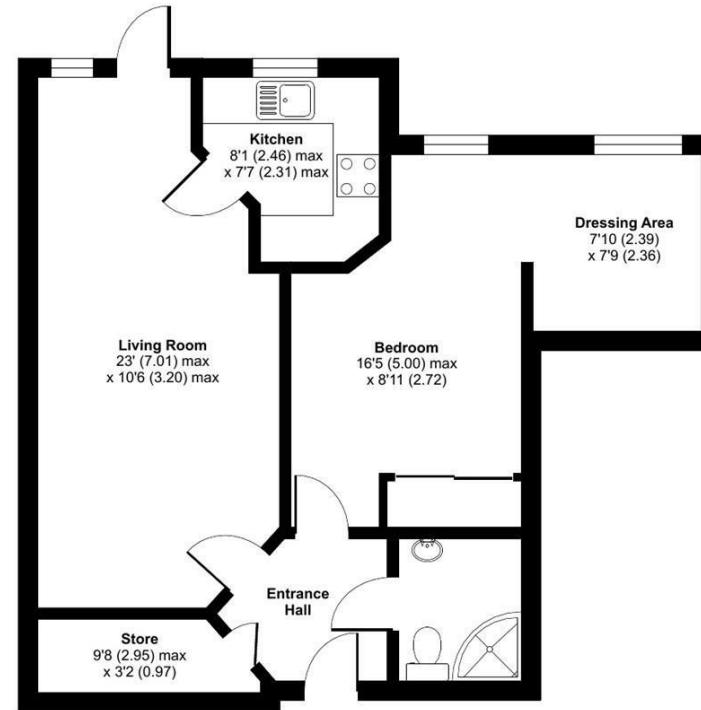
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1295407

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 = 593 sq ft / 55 sq m
For identification only - Not to scale





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