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£1,250 PCM

2 Bedroom, Apartment - Retirement

35 Catherine Lodge 52 Bolsover Road, Worthing, BN13 1NT

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## 35 Catherine Lodge

Catherine Lodge is a stylish development of 39 one and two bedroom apartments in Durrington-on-sea, within the Borough of Worthing and just 2 miles from Worthing town centre. Worthing is on the South Coast of England between Chichester and Brighton and on the doorstep of East and West Sussex's stunning countryside, historic houses and charming towns and villages. Catherine Lodge is ideally located next to Durrington-on-sea's local shops and amenities.

Transport in the area is excellent with regular bus services into Worthing and Brighton. The local train station is just half a mile away with services into London Victoria, Brighton and Portsmouth.

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.

Catherine 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. A 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.

Catherine 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.

Catherine 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

Situated in on the second floor in the development is this delightful two bedroom apartment. The property offers deceptively spacious accommodation and is presented in good order throughout.

The Living Room offers ample space for living and dining room furniture, with a 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 sky light provides great natural light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. This bedroom benefits from a large window keeping this lovely bedroom bright and light.

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

The Bathroom offers an updated shower with multiple handrails, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

This apartment simply must be viewed!



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# Features

- Two bedroom, second floor apartment
- Water & Sewerage Included
- Great location close to the town centre & excellent transport links
- Lodge Manager available 5 days a week
- Owners' Lounge & Kitchen with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- 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
- Recently fitted walk in shower



# Key Information

OVER 60'S RETIREMENT APARTMENT

Council Tax: Band C

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 are paid by the landlord, this includes: 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.

## Security Deposit

A security deposit equal to 5 week's rent will be payable at the start of the tenancy. This covers damages or defaults on the part of the tenant during the tenancy. It will be reimbursed at the end of the tenancy subject to the details of the agreement and the findings of the inventory check out report.

## Holding Deposit

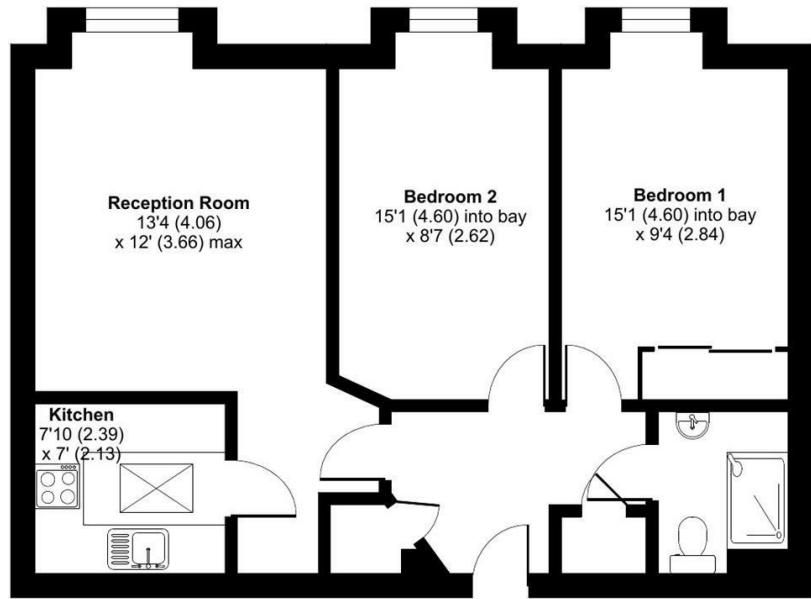
A holding deposit equal to 1 weeks rent will be payable on acceptance of an application. This will be held and used towards the first months rent

Please note: The holding deposit will be withheld if the applicant(s) or any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 30 days (or other deadline as mutually agreed in writing).



Approximate Area = 665 sq ft / 61.8 sq m

For identification only - Not to scale



FIRST FLOOR

EPC Rating: B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Churchill Sales & Lettings Limited. REF: 1309639

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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