



Asking Price £140,000 Leasehold

1 Bedroom, Apartment - Retirement

27, Mulberry Lodge New Brighton Road, Emsworth, Hampshire, PO10 7EW

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Churchill
Sales & Lettings
Retirement Property Specialists

Mulberry Lodge

Mulberry Lodge is a delightful development of 30 one and two-bedroom retirement apartments situated in the picturesque town of Emsworth, in the upper reaches of Chichester Harbour.

Ideally located for the town centre, Emsworth is an attractive town lined with narrow streets, a busy harbour, specialist shops, cafes and restaurants. Situated on the shores of Chichester Harbour and a short drive from the South Downs, Emsworth offers excellent opportunities for walking along the shore to Langstone, around the town or through to Brook Meadow and around the two tidal millponds, which are host to a variety of wildlife. The Emsworth Oyster Trail also offers walks of differing lengths.

The Lodge manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge.

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.

Mulberry 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.

Mulberry 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.

Mulberry Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



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Property Overview

ONE BEDROOM SECOND FLOOR RETIREMENT APARTMENT

Welcome to Mulberry Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property offers a Westerly-facing aspect 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 fireplace. A window provides lots of natural light.

The Kitchen is accessed via the Living Room and 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 with extractor hood over, a fridge and freezer.

The Bedroom is a generous 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.

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

Perfectly complementing this wonderful apartment is a useful storage cupboard located in the hallway.

Call us today to book your viewing at Mulberry Lodge!



Features

- One bedroom second floor apartment
- Modern fitted kitchen with integrated appliances
- Lodge Manager available 5 days a week
- Owners' Lounge & coffee bar with regular social events
- 24 hour Careline system for safety and security
- Owners' private car park
- Close to the town centre & excellent transport links
- Buggy store with charging points
- 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
- Landscaped gardens



Key Information

Service Charge (Year ending 31st May 2026) £3,310.86 per annum.

Ground rent £860.98 per annum. To be reviewed January 2038.

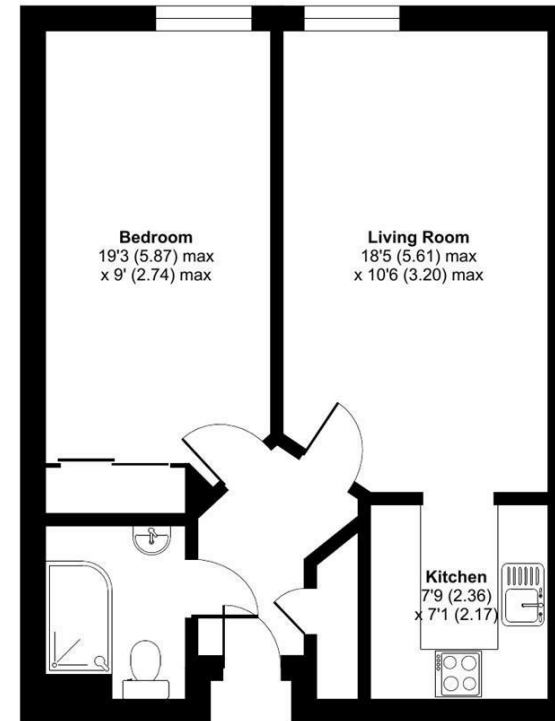
Council Tax Band B

125 year Lease commencing May 2010

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.

Approximate Area = 516 sq ft / 48 sq m
For identification only - Not to scale



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1317530

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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