



Asking Price £249,950 Leasehold

1 Bedroom, Apartment - Retirement

3, Alfred Lodge Rax Lane, Bridport, Dorset, DT6 3JL

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Alfred Lodge

Alfred Lodge is a delightful development of 26 one and two bedroom retirement apartments in the beautiful West Dorset market town of Bridport.

The town's thriving High Street is home to a number of independent family-run shops alongside some well-known high street stores and comes alive every Wednesday and Saturday when the bustling street market comes to town. Bridport also hosts monthly Farmers', Craft and Vintage markets and five annual festivals including the entertaining Hat Festival, the Ropewalk Fair and Bridport Food Festival; a week-long celebration of local food.

West Bay is not far from Alfred Lodge and is the Golden Gateway to the Jurassic Coast. Situated at the western end of Chesil Beach, the area forms part of the Dorset Jurassic Coast World Heritage Site within Lyme Bay. West Bay has lovely beaches, Bridport Harbour and Marina and offers countryside and coastal walks.

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.

Alfred 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.

Alfred 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.

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



Property Overview

****ONE BEDROOM LOWER GROUND FLOOR RETIREMENT APARTMENT****

Welcome to Alfred Lodge! This delightful one bedroom lower ground floor retirement apartment is presented in good order throughout and benefits from a Juliet Balcony.

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 a Juliet Balcony and another door leads through to the Kitchen.

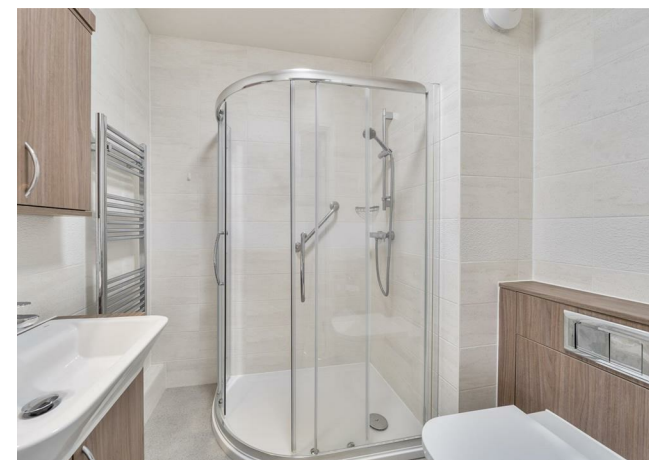
The Kitchen is accessed via the Living room and offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric hob with extractor hood over, a fridge, freezer and washing machine.

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

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

Perfectly complementing this lovely apartment is a useful storage cupboard located off the Hallway.

Call us today to book your viewing at Alfred Lodge!



Features

- One bedroom lower ground floor apartment with Juliet Balcony
- 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
- Great location close to the town centre & excellent transport links
- 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): £4,388.90 per annum.

Ground rent £814.78 per annum. To be reviewed May 2031.

Council Tax Band C

125 year Lease commencing 2017

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.

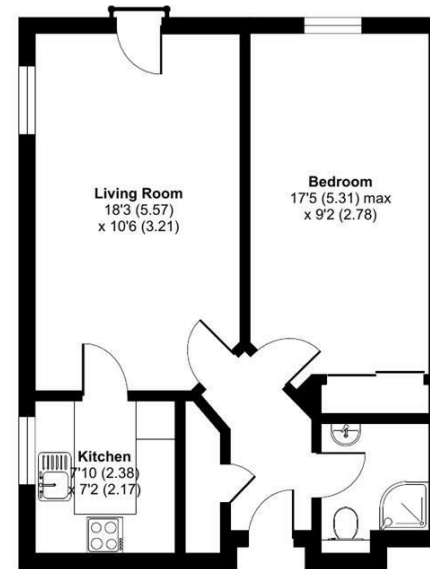
Service charges include: Careline system, ground source heating and hot water, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund

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: 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: 1316828

Approximate Area = 528 sq ft / 49.1 sq m
For identification only - Not to scale



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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