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**Offers Over £185,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

1, Catherine Lodge Bolsover Road, Worthing, West Sussex, BN13 1NT

 0800 077 8717

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Sales & Lettings  
Retirement Property Specialists



# 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.



# Property Overview

## \*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO\*\*

Situated in a fantastic Southerly position in the development is this delightful two bedroom ground floor apartment. The property is presented in fantastic order throughout and is conveniently located near the guest suite and owners lounge.

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 patio with garden views and windows provides lots of natural light.

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 with extractor fan over, a fridge and freezer.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good sized room that could also be used as a separate living room, study or hobby room.

The Shower Room offers a walk-in shower with handrails, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

This apartment simply must be viewed!





# Features

- Two bedroom ground floor apartment with patio
- 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
- Landscaped gardens
- 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): £4,022.17 per annum.

Approximate Area = 657 sq ft / 61 sq m  
For identification only - Not to scale

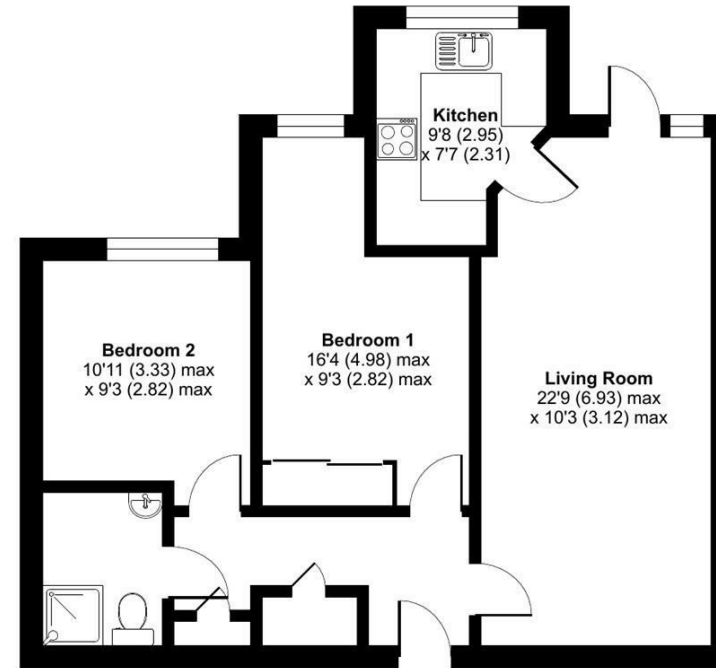
Ground Rent: £657.04 per annum. To be reviewed September 2032.

Council Tax: Band C

125 year Lease commencing 2011

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.



EPC Rating: C

 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: 1346077

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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