



Asking Price £189,950 Leasehold

1 Bedroom, Apartment - Retirement

14, Goodwin lodge Ark Lane, Deal, Kent, CT14 6FL

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Goodwin lodge

Goodwin Lodge is a retirement development of 41 one and two bedroom independent living apartments.

The development is situated just a couple of roads back from the photogenic seafront that's home to Deal Pier, which offers views to France on a clear day, and the iconic maritime clock, the Timeball Tower.

Deal is a bustling seaside town located on the English Channel, neighbouring Sandwich and Walmer. The former fishing, mining and garrison town is now a popular area to retire to, with quaint, historic houses and streets.

The town centre shopping facilities are within half a mile of the development, where you will find several buzzing restaurants and cafés, various national retailers, library, Post Office, traditional market every Saturday.

Goodwin Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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.

Goodwin 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.

Goodwin Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Estates Management to maintain the highest standards of maintenance and service for every lodge and owner.

Goodwin 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

DRAFT PARTICULARS - Awaiting verification from the seller

## **\*\*ONE BEDROOM FIRST FLOOR RETIREMENT APARTMENT\*\***

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom first floor apartment with Juliet Balcony overlooking the communal garden. The property offers deceptively spacious accommodation and is presented in very good order throughout.

The Living offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens onto the Juliet Balcony.

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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a generous double room with a useful walk-in wardrobe and plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

The Shower Room offers a large shower with a sliding door and handrail, a heated towel rail, WC and wash hand 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 Goodwin Lodge!



# Features

- One bedroom first floor retirement apartment
- Juliet Balcony overlooking communal gardens
- No forward chain
- Apartment heating included in the Service Charge
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Owners lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- 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



# Key Information

Service Charge (Year Ending 30th November 2025):  
£3,131.82 per annum.

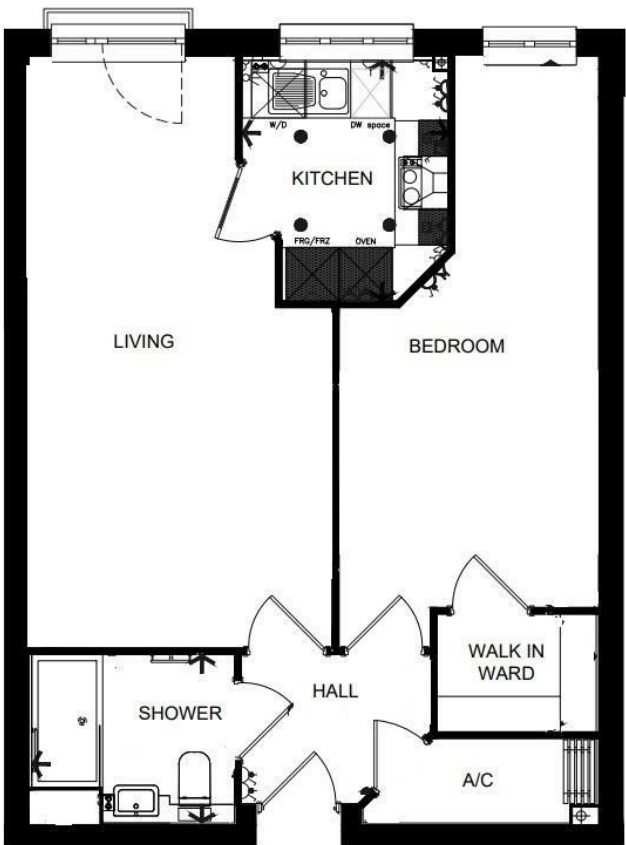
Ground Rent £575 per annum. To be reviewed May 2026

Council Tax: Band B

999 year Lease commencing May 2019

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 for communal and apartment heating, communal cleaning, garden maintenance, lift maintenance & lodge manager.



EPC Rating: B

|                  |       |               |     |        |               |     |
|------------------|-------|---------------|-----|--------|---------------|-----|
| Living           | Width | 11'-1" [3375] | max | Length | 21'-9" [6630] | max |
| Kitchen          | Width | 7'-8" [2325]  | max | Length | 8'-11" [2715] | max |
| Shower Room      | Width | 6'-3" [1900]  | max | Length | 7'-6" [2285]  | max |
| Bedroom          | Width | 9'-5" [2880]  | max | Length | 20'-3" [6170] | max |
| Walk in Wardrobe | Width | 5'-11" [1795] | max | Length | 4'-4" [1330]  | max |

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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