



Asking Price £259,950 Leasehold

1 Bedroom, Apartment - Retirement

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

 **0800 077 8717**

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Retirement Property Specialists

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.



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Property Overview

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH JULIET BALCONY****

Situated in a fantastic position in the development is this delightful one bedroom apartment. The property is presented in fantastic order throughout and is conveniently located for the owners lounge and entrance.

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 windows provide natural light.

The Kitchen 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, washer/dryer, fridge and freezer.

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

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

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

Call us today to book your viewing at Alfred Lodge!



Features

- One bedroom ground floor apartment
- 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
- Home exchange option available on request
- Communal patio and gardens within view of the apartment



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.

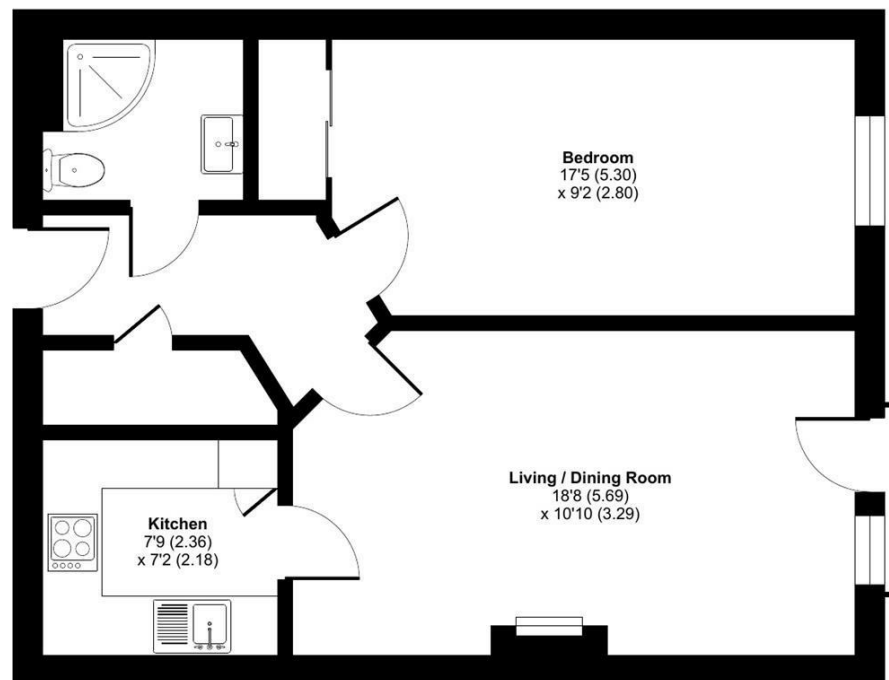
Council Tax Band C

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, apartment electricity, ground source heating and hot water, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 552 sq ft / 51.2 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). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1376264

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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