



Asking Price £299,950 Leasehold

1 Bedroom, Apartment - Retirement

11, Rothesay Lodge Stuart Road, Highcliffe, Christchurch, Dorset, BH23 5FP

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Rothsay Lodge

Rothsay Lodge is a development of 48 one and two bedroom retirement apartments located in the traditional seaside town of Highcliffe-on-Sea. The development is ideally located for the High Street shops, amenities, places to eat and its award winning beaches. There are bus stops located directly outside, on Lymington Road.

Highcliffe-on-Sea, situated on the Dorset coast, is home to Highcliffe Castle, set in beautiful grounds on the clifftop and hosting events and exhibitions throughout the year. Highcliffe-on-Sea is situated on the edge of The New Forest National Park, a haven for wildlife and providing endless opportunities for walking, cycling and nature spotting. Close by you will find the Priory town of Christchurch and the market town of Lymington with Bournemouth Airport located under 10 miles away.

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.

Rothsay 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.

Rothsay 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.

Rothsay 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

****ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

****SOUTH FACING****

Welcome to Rothesay Lodge! Churchill Sales and Lettings are delighted to be marketing this newly decorated one bedroom ground floor apartment. The property is presented in fantastic order throughout and offered with no forward chain. This apartment also benefits from a private location within the development and lovely views of the communal gardens.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private patio area and dual aspect windows provide lots of 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 frost-free freezer. A window provides light and ventilation.

The Bedroom is a good sized double room with two built-in mirrored wardrobes. There is plenty of space for additional furniture if required and 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 Rothesay Lodge!

****In accordance with the Estate Agents Act 1979 an interest in this property is declared. The seller is a family member of an employee of Churchill Living, which constitutes a personal interest under the Act****



Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Private location and south facing
- Owners lounge & Kitchen with regular social events
- Lodge manager available 5 days a week
- Owners private car park
- Great location close to the town centre & excellent transport links
- 24 Hour Careline system for safety and security
- 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. Prices are available from the Lodge Manager



Key Information

Service Charge (Year Ending 31st May 2026): £3,128.87 per annum.

Ground rent £812.65 per annum. To be reviewed April 2032.

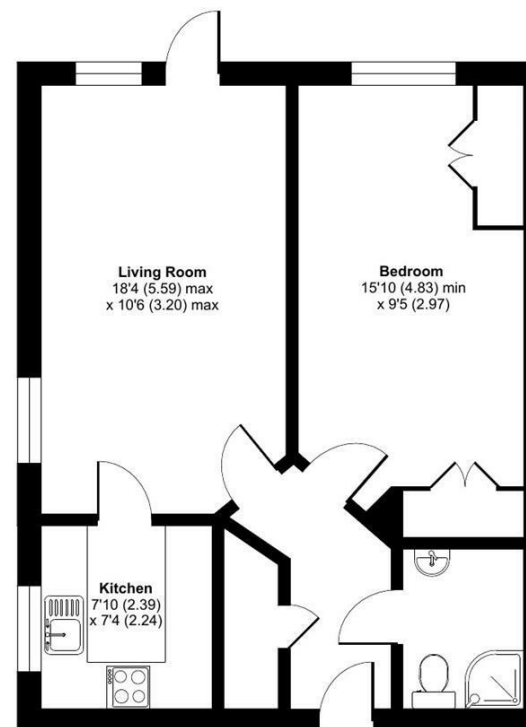
Council Tax Band C

999 year Lease commencing 2018

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, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.

Approximate Area = 551 sq ft / 51.1 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). © nldhecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1387545

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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