



O.I.R.O £75,000 Leasehold

1 Bedroom, Apartment - Retirement

Flat 37, Homebridge House Salisbury Road, Fordingbridge, Hampshire, SP6 1JJ

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Sales & Lettings
Retirement Property Specialists

Homebridge House

Homebridge House is an attractive development of 40 apartments built in 1984. The development is set in pretty gardens, with the benefit of being secluded and close to the centre of Fordingbridge.

Fordingbridge is a pleasant small town with good amenities, on the edge of the New Forest. There are good bus links to Salisbury and Bournemouth every half hour on weekdays and Saturdays.

The development manager is on hand throughout the day to support the residents and keep the development in perfect shape. Weekly Social activities include: weekly coffee morning, monthly fish & chip tea, occasional cheese & wine, weekly darts, card games and quizzes organised by residents.

Homebridge House has been designed with safety and security at the forefront. The apartment has an emergency monitoring system installed (Careline Support), monitored by the onsite Manager and 24 hours, 365 days a year by the Centra team. There is an intruder alarm, fire and smoke detection systems throughout both the apartment and communal areas, providing unrivalled peace of mind.

Homebridge House is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every apartment and owner.

Homebridge House requires Owners to be over the age of 60.



Property Overview

ONE BEDROOM RETIREMENT APARTMENT

Welcome to Homebridge House in Fordingbridge! This charming one bedroom first floor retirement apartment offers a cosy retreat in a prime location. This property is perfect for those seeking a peaceful yet convenient lifestyle.

The bright and airy living room offers ample space for living and dining room furniture. Dual aspect windows provide lots of natural light and an archway leads through to the kitchen.

The kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, 4 ring electric hob with extractor hood over and a built in fridge/freezer and a dishwasher.

The bedroom is a good sized double room with decorative built in wardrobes. There is plenty of space for additional bedroom furniture and a window keeps this lovely bedroom bright and light.

The shower room offers a large walk in shower, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

Contact us today to book your viewing!



Features

- One bedroom first floor apartment
- Owners' lounge with regular social events
- On site manager available Monday to Friday
- Dedicated parking space and additional visitor parking
- Landscaped gardens
- 24 hour Careline system for safety and security
- 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 31st August 2026):
£2,944.06 per annum.

Ground Rent: To be paid to Estates & Management.

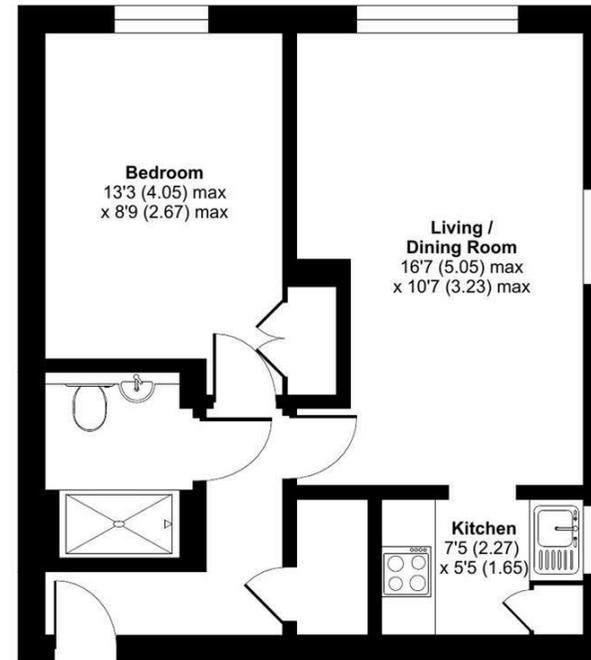
Council Tax Band A

139 Year Lease Commencing 1st September 1983.

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 support system, buildings insurance, sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance & House Manager

Approximate Area = 443 sq ft / 41.1 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1425738

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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