



Asking Price £295,000 Leasehold

1 Bedroom, Apartment - Retirement

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Retirement Property Specialists

Thackeray Lodge

Thackeray Lodge is a beautiful development of 37 one and two bedroom apartments exclusively for the over 60s and ideally located in the vibrant and charming market town of Fareham. It is named after the author William Makepeace Thackeray - best known for his 1840's novels of *Vanity Fair* and *The Luck of Barry Lyndon* - who regularly stayed in Fareham during school holidays with his great grandmother.

Fareham is nestled between the cities of Southampton and Portsmouth, with excellent travel connections that can get you to Portsmouth in just 10 minutes by train. Thackeray Lodge is well-located for the high street made up of characterful, historical buildings and a modern pedestrianised central shopping area, including Fareham Shopping Centre filled with high street brands, cafés and restaurants to explore. An independent farmers market is held on the first Saturday of every month selling freshly grown and local produce. Fareham Leisure Centre and Cams Hall Golf Club are also situated close by.

Situated on a picturesque coastline, just north-west of Portsmouth Harbour, Fareham provides a rich and varied heritage of both maritime and national history, with something for everyone. The Town Quay is home to old mills and waterside buildings, whilst the estuary itself is a haven for seabirds and other wildlife. Within the bustling town, lie peaceful spots perfect for leisurely walks and picnics such as the nearby Garden of Reflection, Park Lane Recreation Ground and Portchester Castle which is situated to the east of Fareham.

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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Thackeray 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.

Thackeray 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.

Thackeray Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.



Property Overview

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

Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom ground floor apartment in Thackeray Lodge, Fareham. The property is conveniently located for the owners lounge and entrance and is presented in fantastic order throughout.

The Living Room offers ample space for living and dining room furniture. A French door opens to a private patio with garden views and dual aspect windows provide lots of natural light.

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, freezer and washer/dryer.

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

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

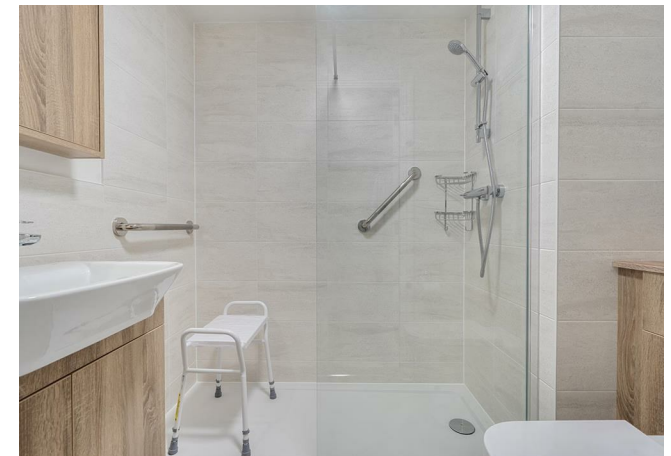
Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

This apartment simply must be viewed!



Features

- One bedroom ground floor apartment with patio
- Fully fitted kitchen with integrated appliances
- Owners' lounge & kitchen with regular social events
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' private car park
- 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 28th Feb 2027): £2,712.37 per annum.

There is no Ground Rent collected at this development.

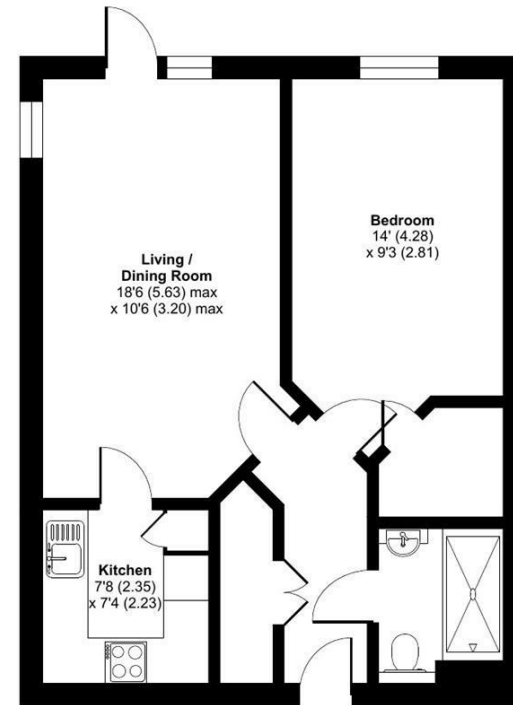
Council Tax Band B

999 year Lease commencing 2024

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

Approximate Area = 542 sq ft / 50.3 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). © nlc/ecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1498424

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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