Asking Price £350,000 Leasehold

2 Bedroom, Apartment - Retirement

4, Allingham Lodge Southfields Road, Eastbourne, East Sussex, BN21 1AF

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists

Allingham Lodge

Allingham Lodge is a stunning development of 58 one and two-bedroom retirement apartments in Eastbourne.

Offering everything from independent boutiques, to the best of the high street and the quaint Victorian shopping streets of Little Chelsea, Eastbourne offers a multitude of choice. Home to the Victorian tearooms, where you can enjoy a leisurely tea overlooking the sea front or relish traditional fish and chips on the promenade – the proper way to eat them!

Benefiting from a train station and a host of amenities, all within easy reach, Eastbourne provides the perfect place to enjoy an independent, relaxed and fulfilled retirement.

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.

Allingham 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.

Allingham 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.

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

0800 077 8717 sales@churchillsl.co.uk churchillsl.co.uk

Property Overview

TWO BEDROOM UPPER GROUND FLOOR RETIREMENT APARTMENT WITH BALCONY

Situated in a fantastic South-Westerly position in the development is this delightful two bedroom apartment which benefits from a balcony overlooking the communal gardens. The property provides spacious accommodation and is presented in fantastic order throughout.

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 the owners private balcony with lovely views of the communal gardens and a further door leads through to the Kitchen.

The Kitchen offers a range of modern eye and base level units with working surfaces over and tiled splashbacks. There is a built in oven, induction hob, washer/dryer, dishwasher, fridge and frost-free freezer. A large window provides light and ventilation.

Bedroom One is a generous double with a built-in wardrobe. An En-Suite offers a curved shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

Bedroom Two is another good-sized double with a built-in mirrored wardrobe. This room is currently being used as a separate Living Room and could also be used as a Study or Hobby Room.

The Bathroom offers a bath tub with overhead shower and a handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail.

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

This apartment simply must be viewed!

Features

- Two bedroom two bathroom apartment with balcony
- Owners' Lounge & Kitchen with regular social events
- Lodge Manager available 5 days a week
- 24 hour Careline system for safety and security
- Great location close to the town centre & excellent transport links
- 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 30th November 2026): £4,923.22 per annum.

Ground rent £896.28 per annum. To be reviewed June 2033.

Council Tax Band E

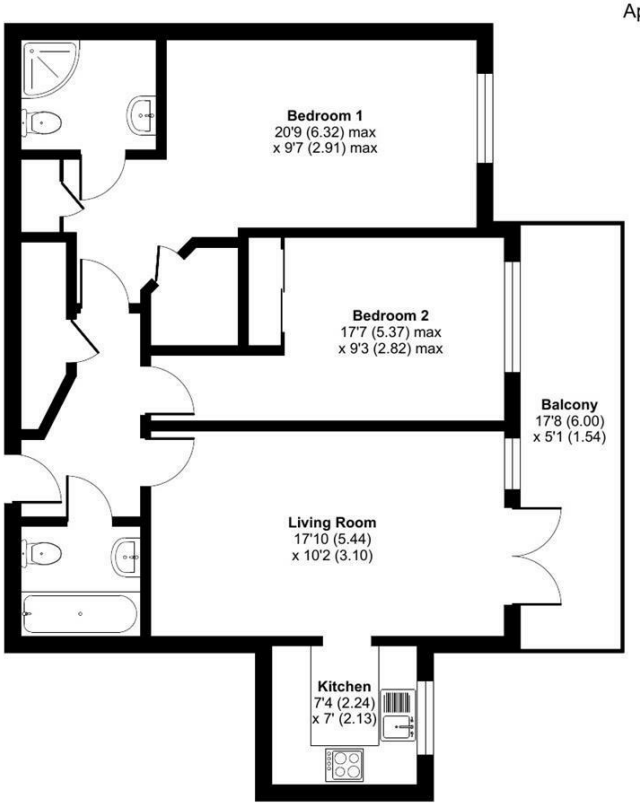
999 year Lease commencing 2019

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

Approximate Area = 775 sq ft / 71.9 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). ©nichecom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1329126

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.

0800 077 8717

sales@churchillsl.co.uk churchillsl.co.uk

Churchill
Sales & Lettings
Retirement Property Specialists