

Asking Price £189,950 Leasehold

1 Bedroom, Apartment - Retirement

27, Beatrice Lodge Canterbury Road, Sittingbourne, Kent, ME10 4FD

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Churchill
Sales & Lettings
Retirement Property Specialists

Beatrice Lodge

Beatrice Lodge is a delightful development with 45 one and two bedroom retirement apartments, located in the modern market town of Sittingbourne.

Sittingbourne is a popular town located in the Swale district of Kent. Just 17 miles from Canterbury and within 45 miles of London.

Train links to London Victoria and HS1 to St Pancras International mean Sittingbourne is in an ideal location for visits to the capital. The High Street is less than half a mile away from the development.

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.

Beatrice Lodge is 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. 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.

Beatrice 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.

Beatrice 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 SECOND FLOOR RETIREMENT APARTMENT

Welcome to Beatrice Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom apartment. The property is conveniently located for the lift and stairs and is offered with no forward chain.

The Living Room is generous in size, offering ample space for living and dining room furniture. A large window provides lots of natural light and a 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 waist height oven, 4 ring electric hob, washer/dryer, fridge and frost-free freezer.

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

The Shower Room offers a large shower with handrail, a WC, wash hand basin with vanity unit beneath and a heated towel rail. A lovely addition to this room is the skylight, providing light and ventilation.

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

This apartment simply must be viewed!

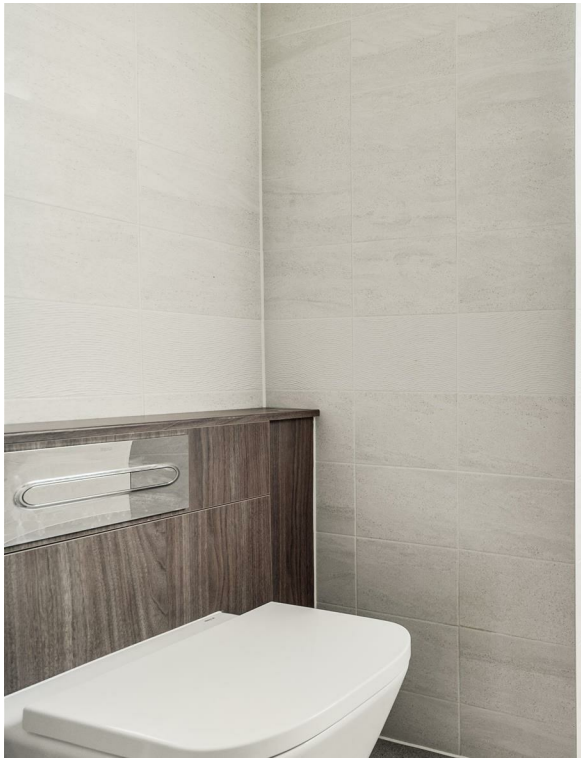






Features

- Large one bedroom second floor apartment
- Fully Fitted kitchen with integrated appliances
- Owners lounge & Kitchen with regular social events
- 24 Hour Careline system for safety and security
- Lodge manager available 5 days a week
- Great location close to the town centre and excellent transport links
- Owners private car park
- Landscaped gardens
- Owners Buggy Storage
- 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 31st May 2027): £3,186.40 per annum.

Ground Rent: £823.10 per annum. To be reviewed November 2032.

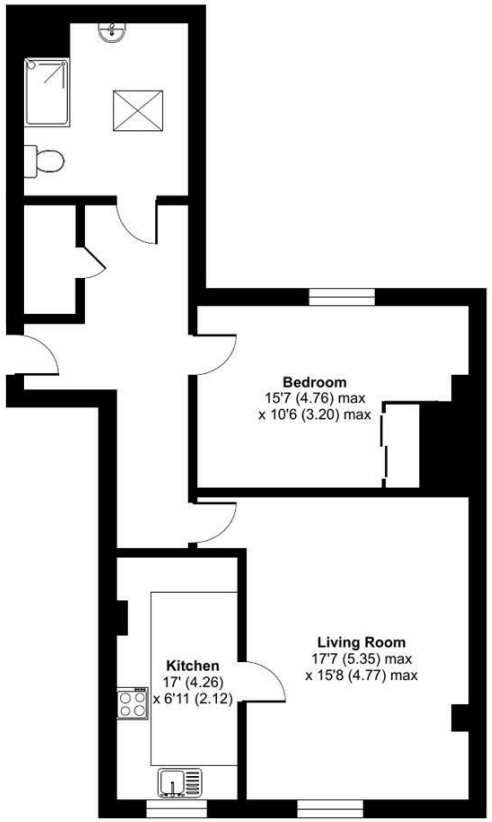
Council Tax: Band A

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

EPC Rating: B



Approximate Area = 760 sq ft / 70.6 sq m
For identification only - Not to scale

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: 1385388

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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