

Asking Price £185,000 Leasehold

2 Bedroom, Apartment - Retirement

49, Summerson Lodge 94 Alverstone Road, Southsea, Hampshire, PO4 8GS

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

Churchill
Sales & Lettings
Retirement Property Specialists

Summerson Lodge

Summerson Lodge is a delightful gated development of 76 one and two bedroom apartments in Milton, a suburb of the historic waterfront city of Portsmouth.

The Lodge is perfectly situated for the local shops and amenities and is close to both Milton and Bransbury Parks. Portsmouth Historic Dockyard is a great local attraction and home to HMS Victory, HMS Warrior and the Mary Rose Museum, all next to the Spinnaker Tower for great views to the Isle of Wight and across the South Downs. Close by is the popular shopping centre Gunwharf Quays with over 95 stores and restaurants, a health and fitness centre and a 14 screen cinema. Summerson Lodge is well connected for transport with bus stops right outside and rail links into London, Brighton and Cardiff.

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.

Summerson Lodge has been designed with safety and security at the forefront. All apartments and communal areas have 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.

Summerson 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.

Summerson Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55







Property Overview

TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

RECENTLY REDECORATED AND NEW CARPET THROUGHOUT

Welcome to Summerson Lodge! Churchill Sales & Lettings are delighted to be marketing this wonderful two bedroom apartment. The property provides spacious accommodation and is presented in fantastic order throughout.

The Living Room offers 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 eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob, fridge and freezer. A window provides light and ventilation.

Bedroom One is a good-sized double with a built-in mirrored wardrobe. There is plenty of space for additional furniture if desired and a window keeps this lovely bedroom bright and airy.

Bedroom Two is another good-sized double room. This room could also be used as a separate Dining Room Study or Hobby Room.

The modernised Shower Room offers a large walk-in shower with handrails, a shower seat, a WC, wash hand basin and a heated towel rail.

Perfectly complimenting this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing!







Features

- Two bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Redecorated and new carpets throughout
- 24 hour Careline system for safety and security
- Owners' Lounge & Kitchen with regular social events
- Lift to all floors
- Great location close to the town centre & excellent transport links
- Owners' private car park
- Lodge Manager available 5 days a week
- 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): £3,686.38 per annum.

Ground rent: £713.38 per annum. To be reviewed May 2026.

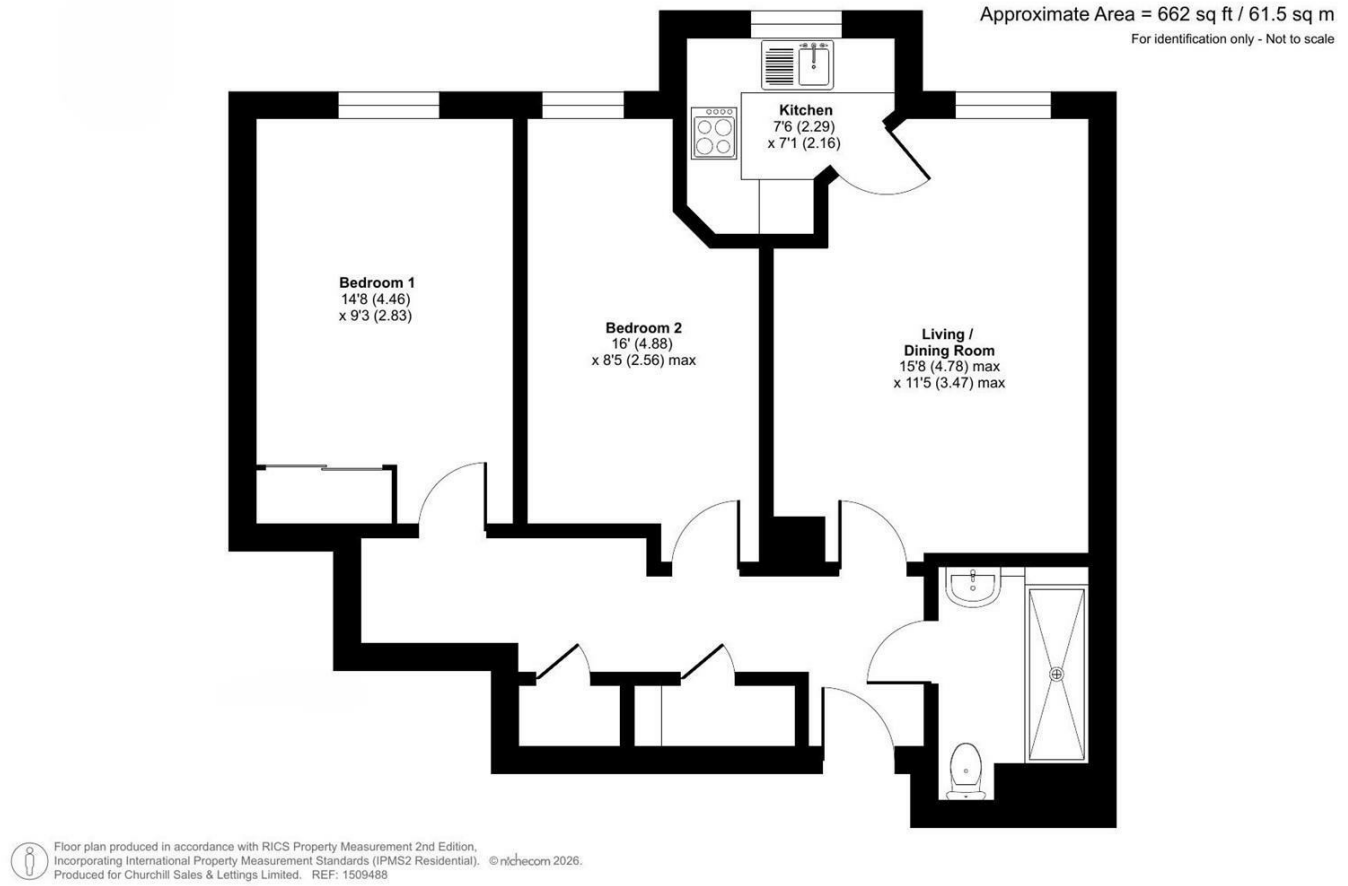
Council Tax: Band B

125 year Lease commencing 2012

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

EPC Rating: B



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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