



Astons
of Sussex
Residential Sales & Lettings



11 Tamarisk Lodge, Stocks Lane, East Wittering, PO20 8FL

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Guide Price £265,000

A well presented two bedroom first floor retirement apartment, forming part of the Tamarisk Lodge development by the award winning Churchill Retirement Living. Ideally situated approximately 0.5 miles from East Wittering village centre and just 350 metres from the beach.

This attractive first-floor retirement apartment, built by Churchill in 2017, offers stylish and low-maintenance living within a friendly, well-established development. Thoughtfully designed for comfort and convenience, the property combines modern interiors with access to excellent communal facilities, making it a superb choice for those seeking a supportive and sociable retirement home.

The bright sitting room provides a comfortable and inviting space for day-to-day living. From here, a door opens into the kitchen, which is compact yet highly practical. Finished with smart grey gloss cabinetry and matching work surfaces, it is well equipped with integrated Zanusi appliances including an under counter fridge freezer, oven & hob. Its practical layout ensures everything is within easy reach, making it perfectly suited for straightforward cooking and daily use.

There are two bedrooms, with the principal bedroom benefiting from a fitted wardrobe. The second bedroom is well proportioned and offers flexibility for a range of uses, whether as a guest bedroom, study or hobbies room. The shower room features practical anti-slip flooring for safety, and there is a separate cloakroom with WC just off the hallway for added convenience.



Residents enjoy a range of shared facilities designed to enhance everyday living. The well maintained landscaped gardens offer a pleasant outdoor space, while the residents' lounge provides a sociable hub for meeting neighbours and enjoying organised activities. A guest suite is also available on the top floor for visiting family and friends, available at a modest nightly rate.

Further benefits include unallocated parking, a dedicated store for electric wheelchairs and mobility buggies, and electric heating with the cost included in the service charge for simple, predictable running costs.

Council Tax Band C

Connected to mains water, electricity & drainage. Electric heating via of ASHP

Tenure

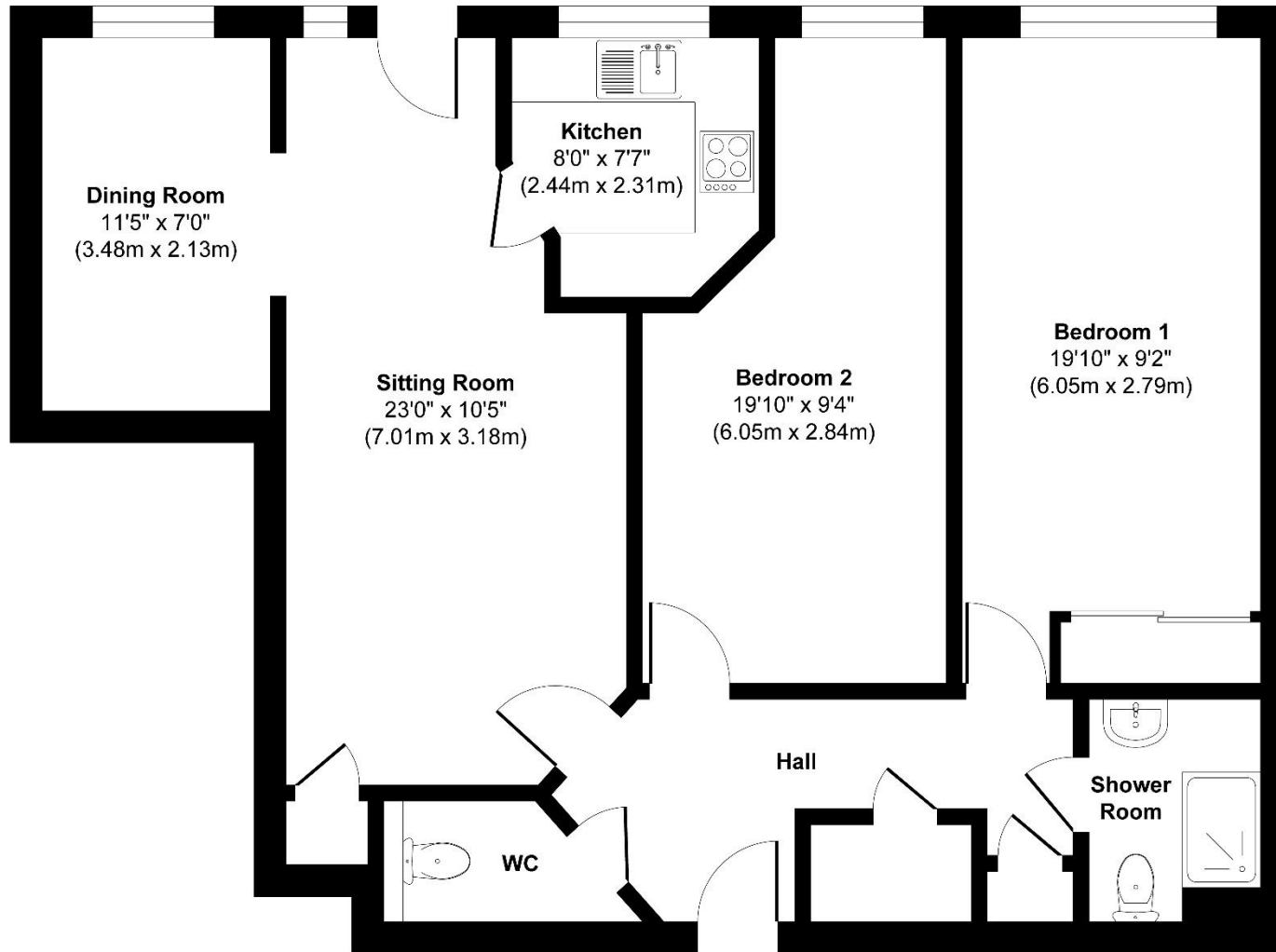
Leasehold.

125 year lease granted in June 2017 with a ground rent of £887 per annum.

Service charge of £6,745.54 per annum which includes, but is not limited to; general heating, buildings insurance, window cleaning & garden maintenance



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 Plus) A | | |
| (81-91) B | 85 | 85 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |



Floor Plan

Approx. Gross Internal Floor Area 888 sq. ft / 82.57 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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