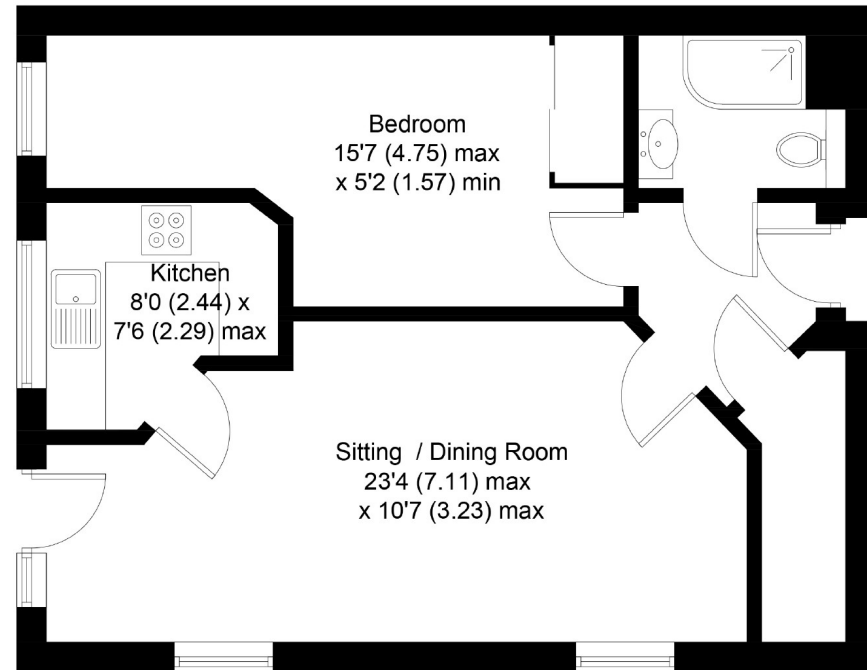


## Tamarisk Lodge, Stocks Lane, East Wittering, PO20

APPROXIMATE GROSS INTERNAL AREA = 534 SQ FT / 49.6 SQ M



### GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID376274)  
Produced for Baileys Estate Agents



### Communal Entrance Hall

Video entry linked to digital alarm system . 24 hour Careline support intruder alarms to all apartments. Mains connected smoke detector.

### Entrance Hall

Video door entry with walk in airing/storage cupboard.

### Lounge/Dining Room 23'4 X 10'7 (7.11m X 3.23m)

A twin aspect room with french door to communal gardens including a small paved patio area.

### Kitchen 8' X 7'6 max (2.44m X 2.29m max)

Comprising floor and wall mounted cupboards with fitted worktops and inset sink with mixer tap. Built in appliances include, oven, hob, washing machine and refrigerator etc

### Bedroom 15'7 X 5'7 min (4.75m X 1.70m min)

With wardrobe cupboards and study areas.

### Shower Room

Comprising a corner shower with tiled walls, wash basin and wc.

### Guest Suite/Owners Lounge

The apartment includes use of a bookable in advance guest suite for families wishing to stay overnight, plus an Owners Lounge for entertaining and participating should you wish including events organised by the Lodge Manager. Internet home shopping service can be arranged through the Lodge Manager.

### Outside

Attractive landscaped communal grounds and gardens with off road - on site parking, including bicycle barn with covered parking and electric hook up for mobility scooters.

### Maintenance & Lease

125 Year lease from June 2017. Millstream Management Services provide the management services at Churchill Retirement Living and the estimated annual cost including ground rent, buildings insurance, external maintenance including gardening, water & sewerage rates, safety and security, heating to radiators within the apartment and window cleaning is approximately £3,203.78 per year or the equivalent of £61.61p per week.

### Council Tax

TBC.

### EPC

Band B

### Viewing

By appointment with Baileys - please contact us on 01243 672217 to arrange access and an accompanied viewing.

### Images & Photographs note

Images include a CGI of the development, and photographs are for representation purposes only and include the show apartment number 10, Guest Suite and communal areas including Owners Lounge etc. Furnishings, fixtures and fittings are not included in Apartment 7 unless specifically stated.



**7 TAMARISK LODGE  
148 STOCKS LANE  
EAST WITTERING  
WEST SUSSEX  
PO20 8FL**

**PRICE: £276,950 LEASEHOLD**



A purpose built, brand new ground floor one bedroom well appointed apartment built by Churchill Retirement Living, finished to a very high specification throughout.

Designed for independent living, some of the features at the development include an owners lounge, attractive communal gardens, on site parking and a lodge manager resident 9-5 weekdays.

The management and service charges include ground rent, buildings insurance, external maintenance including gardening, water & sewerage rates, safety and security, heating to

Working in co-operation with the owners we have tried to be accurate and informative in the presentation of our property details. Baileys would advise that no representations or warranties are made or given in respect of the condition of any items mentioned in the Sales Particulars. If however, you are not sure about a particular point please contact us to verify the information. This is especially important if viewing the property involves travelling some distance.