



Asking Price £115,000 Leasehold

2 Bedroom, Apartment - Retirement

19, Acacia Lodge 49 Trinity Street, Fareham, Hampshire, PO16 7SX

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Churchill
Sales & Lettings
Retirement Property Specialists

Acacia Lodge

Acacia Lodge is a prestigious and stylish development of one and two-bedroom purpose built Retirement apartments constructed by Churchill Living. The development comprises of 48 properties arranged over 2 floors and is ideally situated in the thriving market town of Fareham on the south Hampshire coast, a few miles from the shores of the Solent. The Lodge is within close walking distance of local shops and amenities.

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.

Acacia 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. 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.

Acacia 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.

Acacia 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

****TWO BEDROOM RETIREMENT APARTMENT IN FAREHAM****

Welcome to Acacia Lodge! Churchill Sales & Lettings are delighted to be marketing this two bedroom first floor apartment. This property is conveniently located for the lift and stairs and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture. Dual aspect windows provide 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 with extractor hood over, fridge and freezer.

Bedroom One is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture. A large window keeps this room 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 Shower Room offers a large shower with sliding door and a handrail, a heated towel rail, WC and wash hand basin with vanity unit beneath.

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

Call us today to book your viewing!



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Features

- Two bedroom first floor apartment
- Fitted kitchen
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners laundry
- Landscaped gardens
- Lift to all floors
- 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 August 2027):
£3,901.67 per annum.

Ground Rent: £908.17 per annum. To be reviewed April 2033.

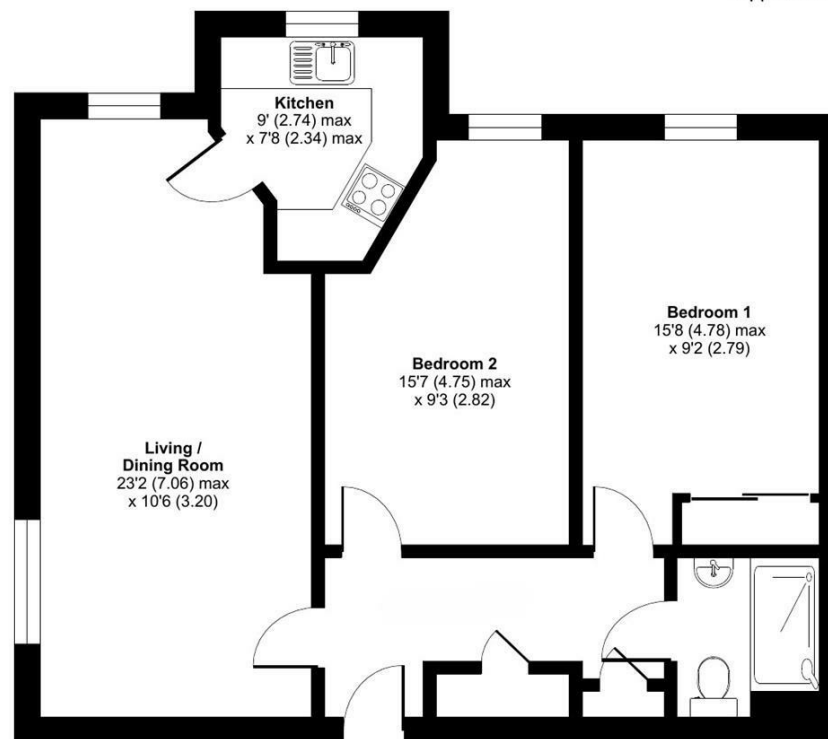
Council Tax: Band B

125 year Lease commencing 2004

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.

Approximate Area = 708 sq ft / 65.7 sq m
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1496829

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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