

Asking Price £279,950 Leasehold

1 Bedroom, Apartment - Retirement

16, Harington Lodge 117 The Hornet, Chichester, West Sussex, PO19 7BX

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Churchill
Sales & Lettings
Retirement Property Specialists

Harington Lodge

Harington Lodge is a beautiful development of 35 one and two bedroom retirement apartments in Chichester. The development is centrally located for the heart of the city which combines a modern shopping centre with traditional art galleries, a twice-weekly market, tempting cafes, bistros and restaurants.

The city is steeped in history with Roman Walls, the Tudor Market Cross, Georgian terraces and the beautiful Chichester Cathedral, a centre of community life for more than 900 years.

Chichester benefits from excellent transport links, with trains from Chichester offering regular services to Brighton, London Victoria via Gatwick Airport and with coastal services to Portsmouth and Southampton.

Harington Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange 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 of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Harington 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. 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.

Harington 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.

Harington 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 FIRST FLOOR RETIREMENT APARTMENT WITH BALCONY

Churchill Sales & Lettings are delighted to be marketing this one bedroom first floor apartment. The property is conveniently located near the lift and stairs and is offered with no onward chain.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A French door opens to a private balcony with garden views and windows provide lots of natural light.

The Kitchen is accessed via the Living Room and 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 with extractor hood over, a fridge and freezer and built-in washer/dryer. A window allows for light and ventilation.

The Bedroom is a good-size double with a built-in mirrored wardrobe. There is plenty of space for additional furniture and a large window keeps this lovely bedroom bright and airy.

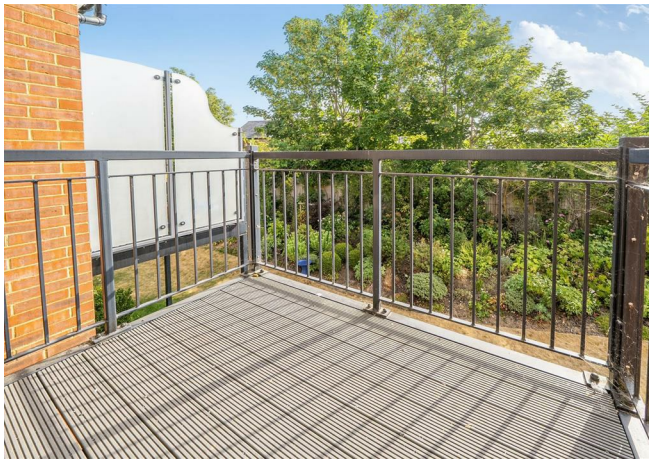
The Shower Room offers a curved shower with handrail, heated towel rail, a WC and wash basin with vanity unit beneath.

Perfectly complementing this apartment is a useful storage cupboard located off the hallway.

Call us today to book your viewing!







Features

- One bedroom first floor apartment with balcony
- Lodge Manager available 5 days a week
- Fully fitted kitchen with integrated appliances
- Wonderful development located in Chichester
- Lift to all floors
- 24 hour Careline system for safety and security
- Owners private car parking
- Stunning Communal Gardens
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country







Key Information

Service Charge (Year Ending 31st May 2027): £3,470.08 per annum.

Ground rent £820.76 per annum. To be reviewed October 2032.

Council Tax Band B

999 year lease commencing 2018

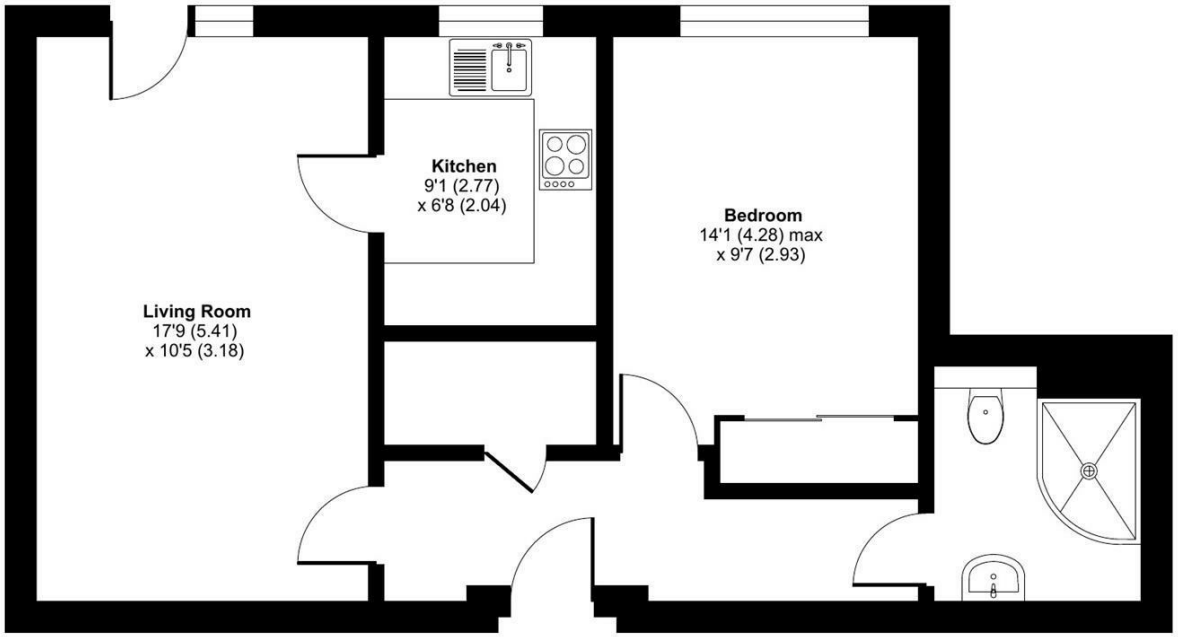
Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, ground source heating, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, Lodge Manager and a contribution to the contingency fund.

EPC Rating: B

Approximate Area = 541 sq ft / 50.2 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 2026. Produced for Churchill Sales & Lettings Limited. REF: 1496246

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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