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**Asking Price £265,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

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

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Tamarisk Lodge

Tamarisk Lodge is a select development of 26 one and two bedroom retirement apartments situated on Stocks Lane in East Wittering, less than half a mile away from Bracklesham Bay.

Tamarisk Lodge is half a mile from the seaside and local town offering a number of local shops, cafés, eateries, a hairdresser and Post Office. The Cathedral City of Chichester is located approximately 7 miles north of East Wittering where you will find a blend of old and new nestled at the bottom of the South Downs.

There are bus stops directly outside Tamarisk Lodge and good road links exist between The Witterings and Chichester; cross channel ferries can be located in Portsmouth with the nearest airports located at Southampton and Gatwick.

Tamarisk Lodge's manager is on hand throughout the day to support the residents 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 the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Tamarisk 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.

Tamarisk 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.

Tamarisk 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

Churchill Sales & Lettings are delighted to be marketing this larger than average two-bedroom first floor apartment with Juliette balcony. The property benefits from spacious accommodation throughout, including a dining area.

The Lounge offers ample space for living and dining room furniture with a Juliette balcony.

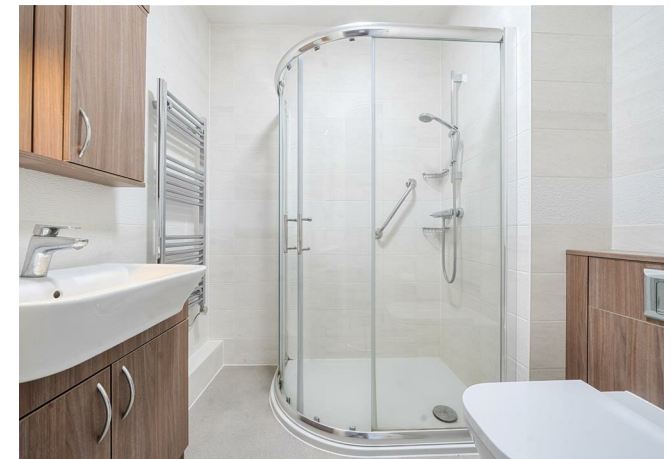
The Kitchen is accessed via the Lounge and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist height oven, 4 ring electric hob with extractor hood over, a fridge, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

Bedroom One is a good size double room with a useful built in mirrored wardrobe and plenty of space for additional bedroom furniture if required.

Bedroom Two is another good size double room.

The Shower Room offers a large shower cubicle with handrail, heated towel rail, a WC and wash hand basin with vanity unit above and cupboard beneath. The apartment also benefits from a separate WC.

Perfectly complementing this wonderful apartment is a separate Cloakroom and two useful storage cupboards located in the hallway.



# Features

- Two bedroom first floor apartment
- 24 Hour Careline system for safety and security
- Lodge Manager on site 5 days a week
- Great location close to the town centre & excellent transport links
- Residents Lounge, Parking and Communal Gardens
- A Guest Suite is available for your friends and family to stay in
- Landscaped gardens
- Lounge & Dining area
- Juliette balcony



# Key Information

Service Charge (Year ending 31st May 2027): £6,557.06 per annum.

Approximate Area = 896 sq ft / 83.2 sq m  
For identification only - Not to scale

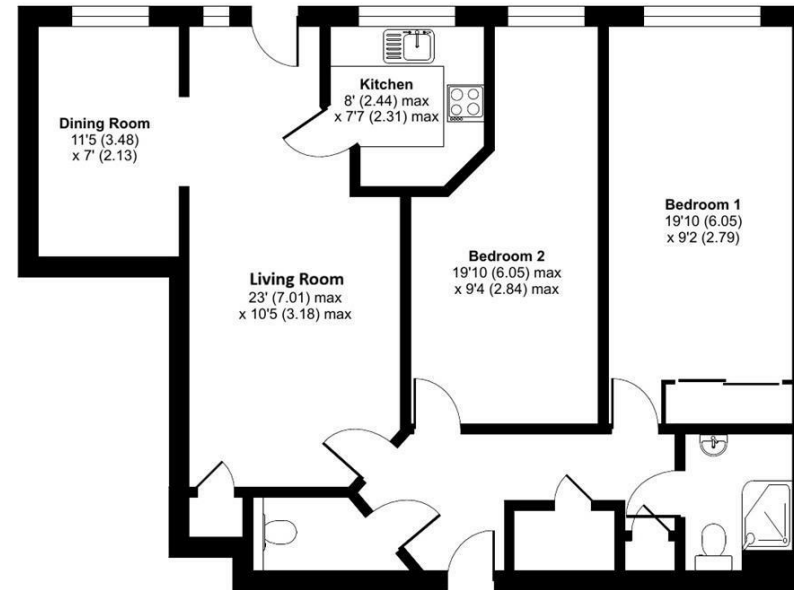
Ground Rent: £886.90 per annum. To be revised June 2031.

Council Tax: Band C

125 year Lease commencing 2017

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, air source pump heating, 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

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1454504

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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