

Asking Price £199,995 Leasehold

1 Bedroom, Apartment - Retirement

11, Simmonds Lodge 93 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2DE

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Simmonds Lodge

Simmonds Lodge is a delightful development of 52 one and two bedroom apartments located in the suburb of Drayton, in the historic waterfront city of Portsmouth.

Simmonds Lodge is ideally placed for the local shops and amenities in Drayton, which include a number of traditional independent stores and a large supermarket catering for your everyday needs. Drayton has a strong local community and is home to a number of clubs and associations covering interests such as bridge, gardening and sport. There is also a regular calendar of events held at the Drayton Centre and the village's local churches throughout the year.

Famous for the scenery, Portsmouth Golf Course is an 18-hole course with beautiful tree-lined fairways. Located just north of Drayton, the course stands on Portsdown Hill and boasts fantastic views over Portsmouth, Southsea and Langstone Harbour. Portsmouth is the city known as the waterfront city and combines old with new. Porstmouth Historic Dockyard, home to the Mary Rose, HMS Victory, HMS Warrior 1860 and the National Museum of the Royal Navy stands close to the iconic Emirates Spinnaker Tower from where you can enjoy spectacular views of the city. The city also boasts Gunwharf Quays shopping centre with 95 shipping outlets set in pedestrianised avenues, several restaurants and coffee shops, a health and fitness centre and a 14-screen cinema.

Drayton is well served by buses and regular train services from Cosham to London, Cardiff, Brighton and Southampton. Portsmouth's International Port offers ferry routes to France, Spain and the Channel Islands plus a Cruise Terminal.

Simmonds Lodge's 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.

Simmonds 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.

Simmonds 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.

Simmonds Lodge requires at least one apartment Owner to be over the age of 60 with any second Owner over the age of 55.







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Property Overview

DRAFT PARTICULARS - Awaiting verification from the seller

ONE BEDROOM RETIREMENT APARTMENT WITH JULET BALCONY

This bright and airy west-facing one bedroom first floor apartment is beautifully presented throughout and enjoys a convenient location close to both the lift and stairs, providing easy access within the development. Well maintained and ready to move into, it offers comfortable and welcoming accommodation.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A French door opens to a Juliet balcony and dual aspect 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, a frost-free freezer and washer/dryer. A window allows for light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe and plenty of space for additional bedroom furniture if desired. A window keeps this lovely bedroom bright and airy.

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

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

Call us today to book your viewing!





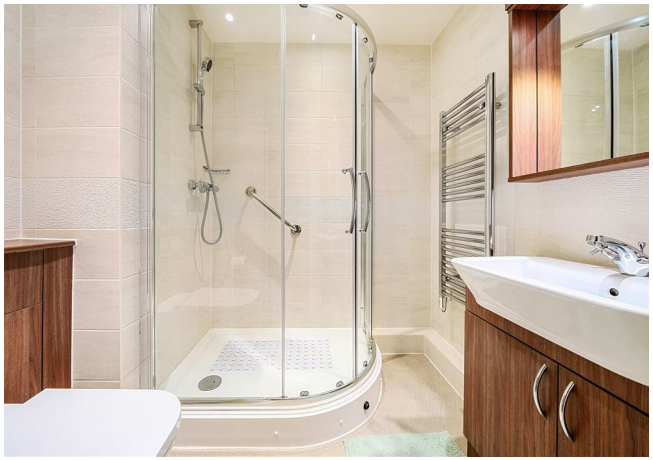


Features

- One bedroom first floor apartment
- Great location close to the town centre & excellent transport links
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Owners' private car park
- Landscaped gardens
- 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 May 2027): £3,401.40 per annum.

Ground rent £769.10 per annum. To be reviewed February 2030.

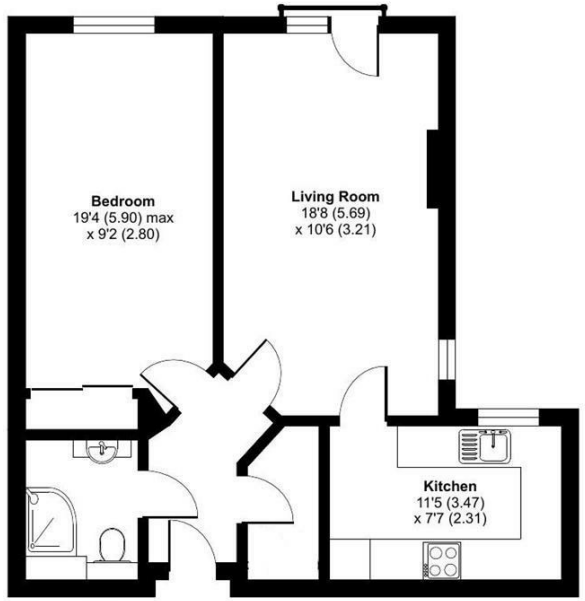
Council Tax Band C

125 year Lease commencing 2016

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.

Approximate Area = 578 sq ft / 53.7 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). ©nichecom 2026. Produced for Churchill Sales & Lettings Limited. REF: 1548482

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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