

Churchill Lodge  
234 Sandbanks Road, Lilliput BH14 8HA  
£240,000 Leasehold

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## Property Summary

A spacious two-bedroom apartment in the exclusive retirement development of Churchill Lodge located within a level walk of the local amenities at Lilliput Village.



## Key Features

- Retirement development for the over 60's
- Spacious living/dining room
- Modern fitted kitchen
- Two double bedrooms
- Modern shower room
- Large communal gardens
- On site Lodge Manager & 24 hour careline
- Fantastic location with level access to Lilliput Village amenities
- No forward chain



## About the Property

Generously proportioned, this first-floor apartment is situated within the highly regarded Churchill Lodge development right in the heart of Lilliput Village. With small supermarkets, hairdressers and an award-winning bakery just moments away and the stunning Sandbanks beach within easy reach by bus or car, the location couldn't be more convenient.

This two double bedroom retirement home is offered with no forward chain, easily accessible via either lift or stairs and enjoys all the benefits of Churchill Lodge's welcoming community including an on-site Lodge Manager who is available Monday to Friday, with a 24-hour careline system in place for peace of mind outside of these hours.

Stepping inside, the sense of space is immediately apparent. The hallway provides access to two useful storage cupboards and leads to a bright and airy living/dining room offering well-defined areas for relaxing and dining, enhanced by two large windows that flood the room with natural light.

The modern kitchen provides a good range of storage cupboards and comes fitted with integrated appliances including an oven, electric hob, under-counter fridge and freezer plus a dishwasher.

Both bedrooms are generously sized doubles. The principal bedroom benefits from a fitted wardrobe with sliding mirrored doors, while the second bedroom also features built-in storage.

The bathroom is fitted with a large shower cubicle, wash hand basin with vanity storage, WC and heated towel rail.

At the rear of the building, you'll find beautifully maintained communal gardens, offering the perfect spot to sit back, relax and enjoy the fresh air.

The Lodge facilities include residents parking, a large owner's lounge, where a range of events and activities are held regularly, with an adjoining kitchen and a double guest room complete with ensuite facilities, which is available to book for visiting guests of the residents.

Service charge: Approx £3709 per annum - to include all water charges, building

Leasehold – 125 years from 2007 Ground rent: Approx £725.32 per annum (tbc)

Council Tax Band: D

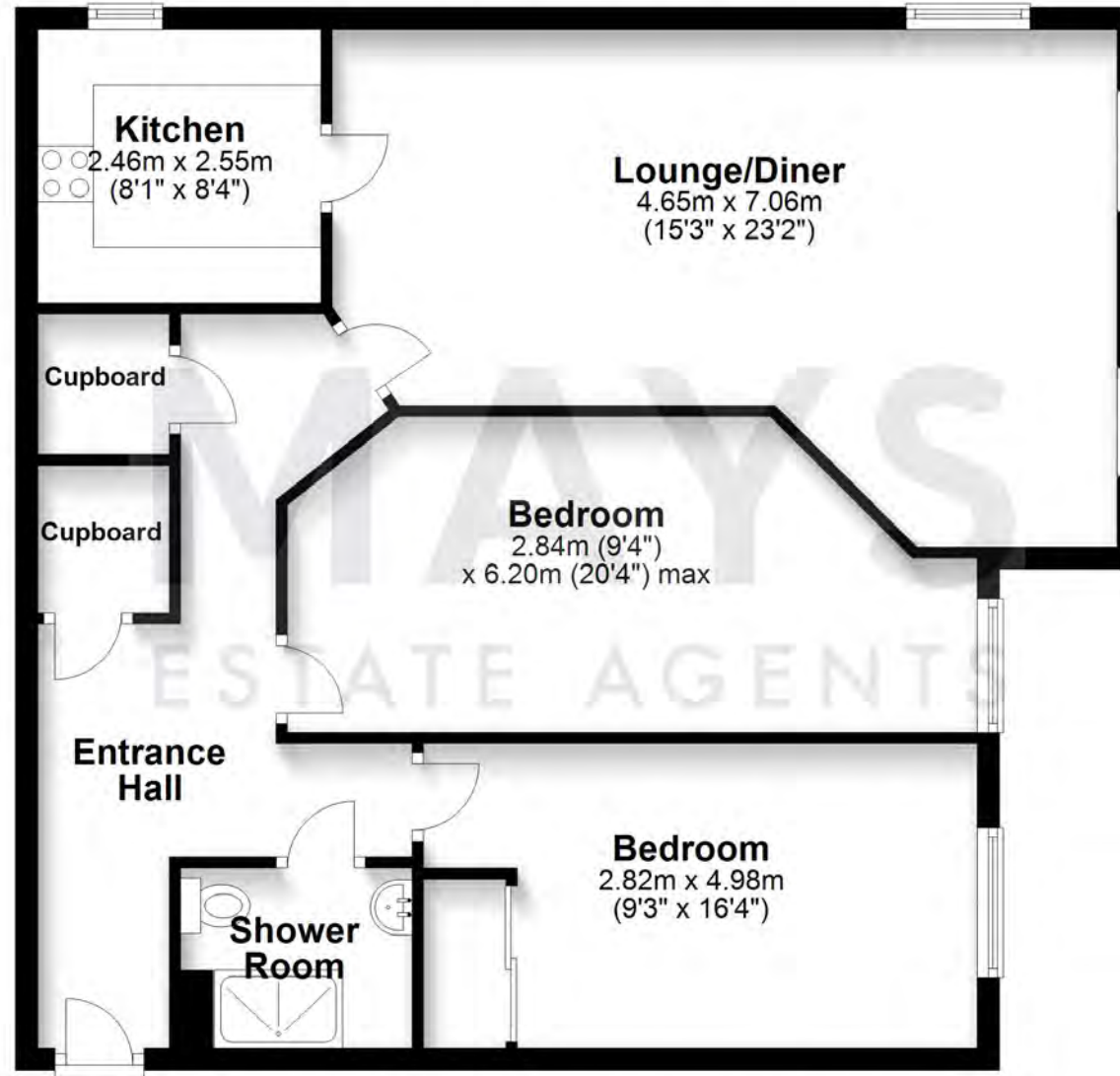
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## First Floor

Approx. 83.8 sq. metres (901.9 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit

[www.bournemouthenergy.co.uk](http://www.bournemouthenergy.co.uk) (Tel: 01202 556006)

Plan produced using PlanUp.



## About the Location

Churchill Lodge enjoys a prime location in Lilliput Village and near the recreational facilities of Whitecliff Harbourside Park, with direct links to Poole Park. The villages of Ashley Cross, Penn Hill and Canford Cliffs, with their wide range of amenities, are only a short drive away.

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist. The Sandbanks Peninsula offers the chain ferry to Studland as well as miles of National Heritage Coastline and the Purbeck hills.

Transport communications are excellent with bus routes to both Poole, Bournemouth and the surrounding areas, as well as the mainline railway station at Parkstone and Poole providing services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

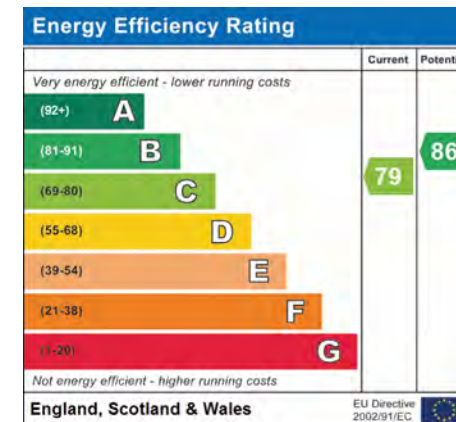
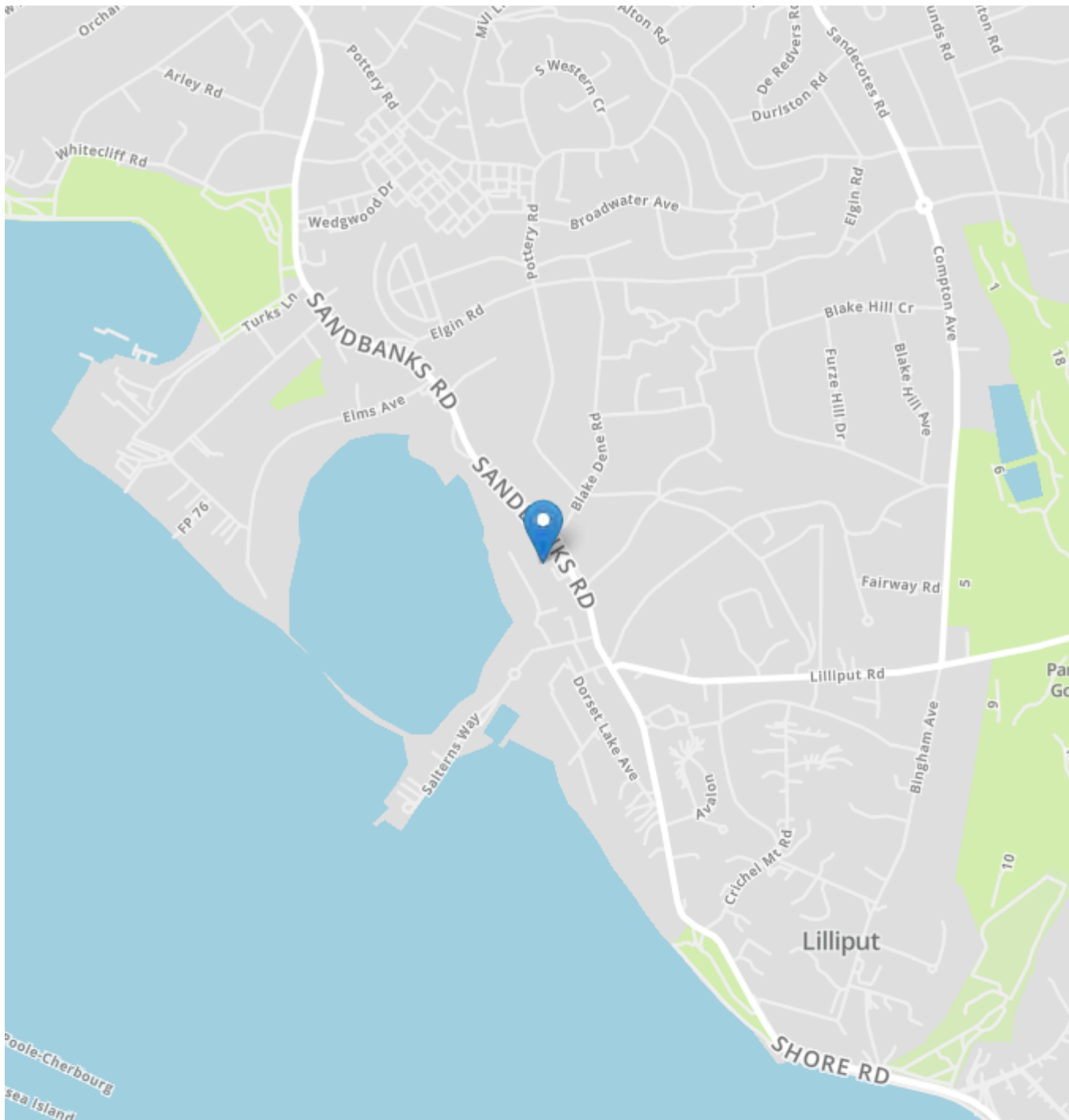


## About Mays

We understand that property is a people business, and pride ourselves on having a diverse and multi-talented team of property professionals.

We have been successfully selling clients homes for more than 30 years, and our wealth of local knowledge combined with our experience in both the London market and overseas property, means our team can handle anything that comes their way.

Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for so long.



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Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

**New Developments (where applicable)**

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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