CHARMANS LODGE

WORTHING ROAD | SOUTHWATER



Churchill Living

Your lifestyle • **Your choice**

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Computer generated illustration of the gardens

WELCOME TO CHARMANS LODGE

Charmans Lodge is a beautiful collection of 37 one and two bedroom apartments exclusively for the over 60s. The Lodge benefits from a communal Owners' Lounge with a coffee bar, and a Guest Suite for visiting friends and family to stay. The attractive communal gardens provide you with outside space to enjoy with your neighbours.

At Charmans Lodge, you can say goodbye to maintenance. The communal upkeep and maintenance of the development including the gardens are all taken care of for you. You can forget about all those irritating, time-consuming jobs when you move into your new apartment.

Your Lodge Manager will be on hand, and activities are organised to take part in if you choose, giving you a ready made social life when you want it, and the option of peace and quiet whenever you like. The choice is yours. We understand that safety and security is of paramount importance to our customers, living in a Churchill apartment means you'll be able to close your front door in complete confidence knowing that your apartment will be safe.

If you're seeking a comfortable and safe environment where you can maintain your independence, Churchill Living is the perfect choice.

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YOUR LIFESTYLE • YOUR CHOICE

“

We are proud to say we have a trusted, quality product so you can be sure you’re in safe hands. Churchill is a family run, independent company so family values are embedded throughout the business, meaning passion, pride and quality underpin everything we do.

We have achieved a number of prestigious industry awards for our product, our people and our exceptional levels of customer service. Our consistent awards success reflects the confidence our Owners have in the business.

To understand the concept of independent living for the over 60s, we encourage you to visit Charmans Lodge to see for yourself our product and the lifestyle you could be enjoying.

”

Spencer J. McCarthy
Chairman and Chief Executive Officer

Clinton J. McCarthy
Managing Director

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Typical living room

INTRODUCING YOUR NEW APARTMENT

Charmans Lodge is designed with you in mind. Your own apartment gives you privacy, when you want it, but a communal Owners' Lounge opens up a whole new social life with like-minded neighbours when you wish.

To give you more time to enjoy life, maintenance and upkeep of the development is taken care of for you. The safety and security features in your apartment, along with the running costs of the Lodge are covered by your service charge, so you can budget with confidence.

Beautifully landscaped grounds are all maintained for you and are ideal for enjoying a cup of tea with the neighbours, or your family and friends. What's more, there is a Lodge Manager on hand to ensure everything is running smoothly.

The heating system in your apartment consists of contemporary electric panel radiators. The slim panel radiators include an easy to use programmer and thermostat so that you can set each room differently.

Shower rooms feature low-level shower trays and easy turn taps, while kitchens include a waist height oven and hob as standard. You'll find a walk-in wardrobe in the bedroom and open space in the living room.

The electricity at this development is supplemented by photo voltaic (PV) solar panels. This helps to reduce electricity bills and ultimately reduces our carbon emissions to help the environment.

> "From the Lodge Manager, to friendly neighbours, life at Churchill is more than just an apartment."

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Southwater Country Park

LOCATION IS EVERYTHING

EVERYTHING YOU NEED ON YOUR DOORSTEP

Southwater is a charming English village situated southwest of Horsham, offering the perfect blend of town and country living. The village boasts a welcoming community and a variety of local amenities.

Charmans Lodge is located just a short distance from Southwater's centre, where you'll find a range of cafés, restaurants, a medical centre, a dentist, a leisure centre, and a selection of independent shops alongside well-known high-street chains and supermarkets.

Southwater is surrounded by the picturesque countryside of West Sussex, perfect for exploring. Popular locations include Southwater Country Park, which offers beautiful walking routes and scenic trails. Additionally, the nearby Knepp Estate provides opportunities to experience rewilded landscapes and diverse wildlife.

For those seeking an active retirement lifestyle, Southwater provides a range of leisure facilities. You can participate in fitness classes or play a round of bowls. If you're a golf enthusiast, Southwater has you covered, with several golf clubs within easy reach.

Charmans Lodge has the added benefit of a bus stop directly outside meaning you could be in Worthing within 45 mins and Horsham within 20 mins. Horsham Train Station is a short bus journey away, offering excellent transport links to nearby towns and cities, including quick access to London. With all of this at your doorstep, Southwater is the ideal place to enjoy your retirement to the fullest.



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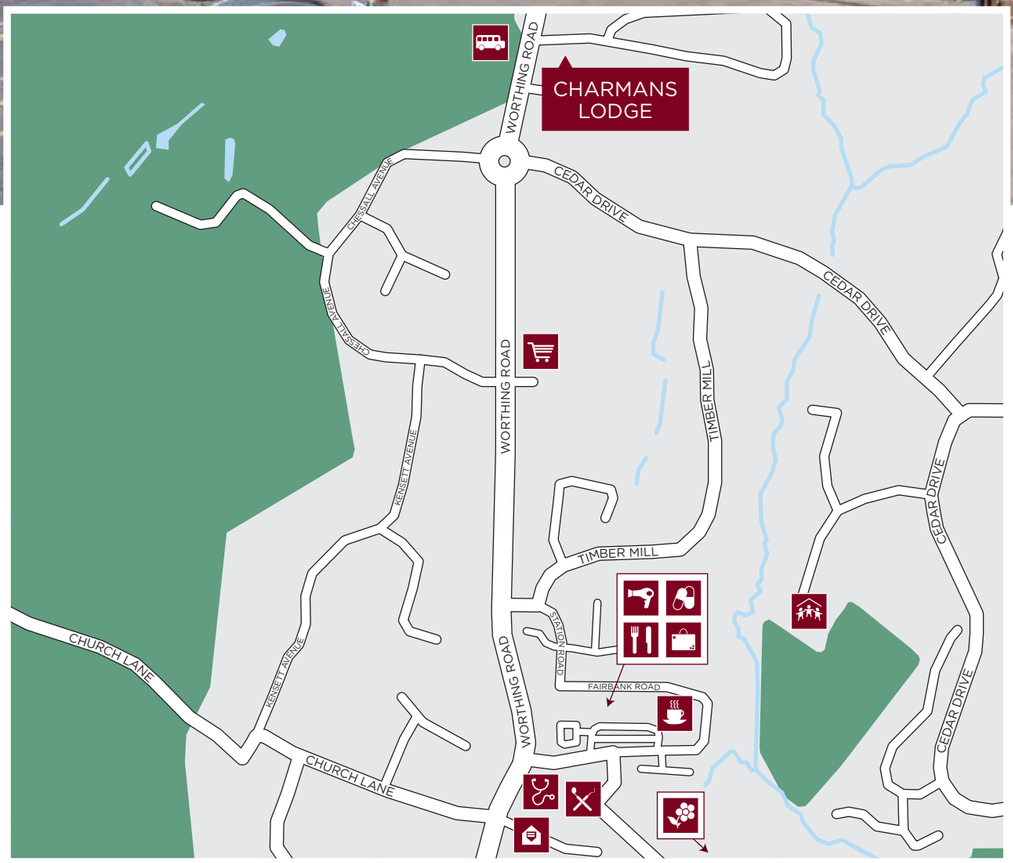

LOCAL AMENITIES

What is close to Charmans Lodge?

- **Bus Stop** *0.01 miles*
- **Coffee Shop** *0.6 miles*
- **Community Centre** *0.6 miles*
- **Country Park** *1.1 miles*
- **Dentist** *0.6 miles*
- **Doctors** *0.6 miles*
- **Gift Shop** *0.6 miles*
- **Hairdressers** *0.6 miles*
- **Pharmacy** *0.6 miles*
- **Post Office** *0.6 miles*
- **Restaurant** *0.6 miles*
- **Supermarket** *0.1 miles*

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CHARMANS LODGE

A beautiful development of 37 apartments



Site Plan and Ground Floor

- One bedroom apartment
- Two bedroom apartment
- Communal areas

BS	Buggy Store	P	Plant room
CB	Coffee Bar	R	Reception
E	Entrance	SS	Smoke Shaft
L	Lift	ST	Stairs
O	Office	WC	Communal WC

Balconies on selected apartments

First Floor*



* Not to same scale as Site Plan and Ground Floor

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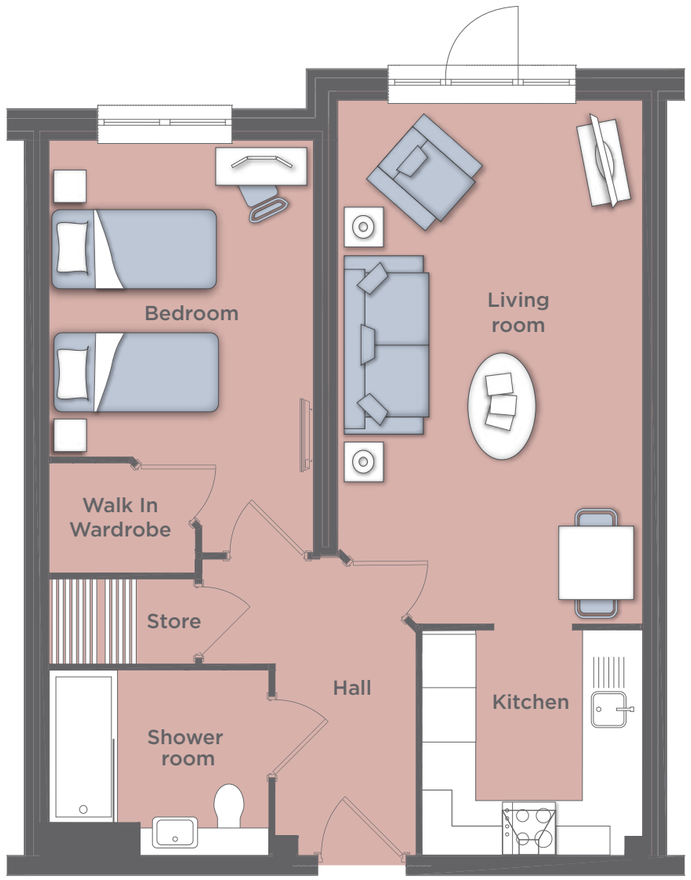
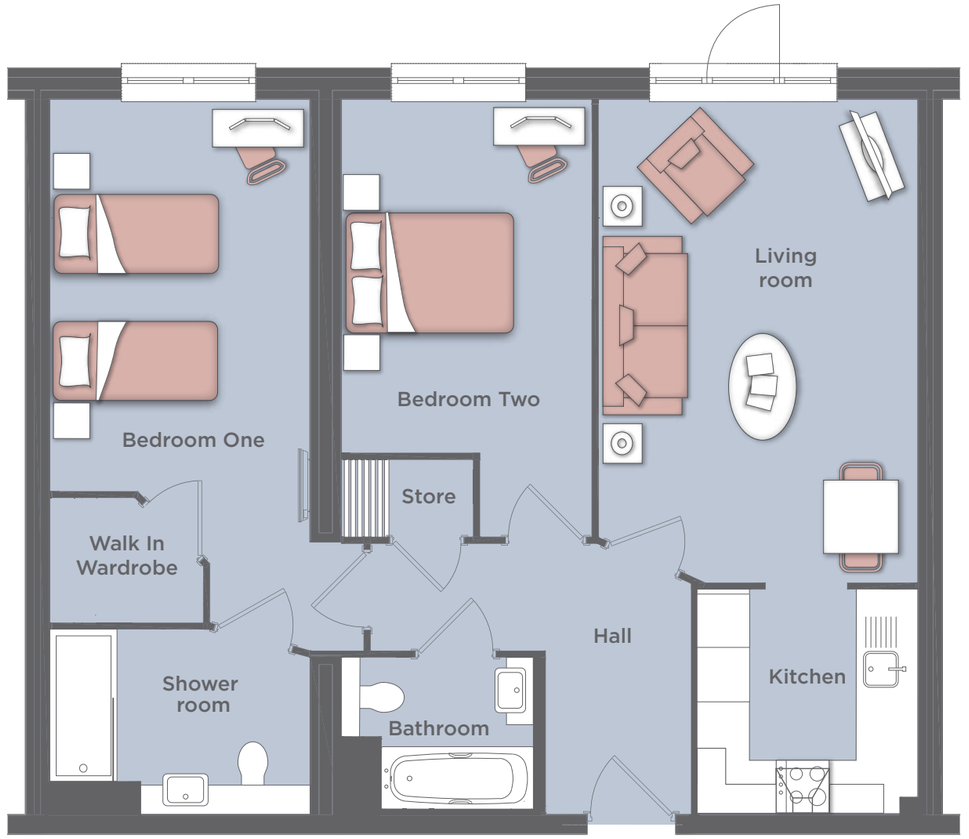
TYPICAL **ONE BEDROOM** APARTMENT LAYOUT

Kitchen	8'0" x 8'3"	*2450mm x 2515mm*
Living room	11'1" x 19'2"	*3390mm x 5840mm*
Shower room	8'0" x 6'9"	*2450mm x 2065mm*
Bedroom	9'8" x 11'6"	*2935mm x 3510mm*



TYPICAL **TWO BEDROOM** APARTMENT LAYOUT

Kitchen	8'0" x 8'3"	*2450mm x 2515mm*
Living room	11'9" x 17'8"	*3570mm x 5390mm*
Bathroom	6'11" x 5'7"	*2110mm x 1705mm*
Shower Room	9'5" x 6'9"	*2880mm x 2065mm*
Bedroom one	9'5" x 14'4"	*2880mm x 4360mm*
Bedroom two	9'2" x 12'9"	*2800mm x 3895mm*



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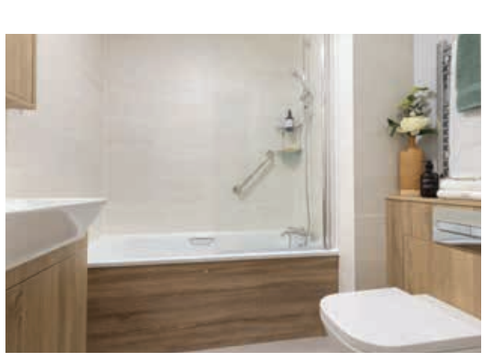
WHAT'S INCLUDED AS STANDARD?

APARTMENT SPECIFICATION

While we tailor each development to be unique in its own way, it's also important that we always provide a certain set of features chosen to meet our Owners' needs.

We are constantly listening to our Customers to ensure we are learning from them and improving.

These are just some of the elements we include on our developments each informed by our Customers and our experience.





SECURITY & SAFETY

- Video entry system
- Intruder alarm
- Mains-connected smoke detectors
- 24-hour support system
- Multi-point locking system to front door of apartment

KITCHEN

- Integrated electric waist-height oven
- Ceramic hob
- Stainless steel sink with chrome mixer tap
- Slip-resistant flooring
- Provisions for a washer/dryer and dishwasher

INTERIOR

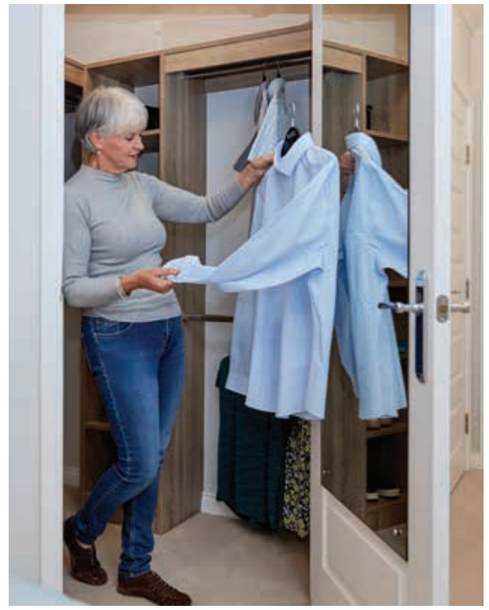
- Walk-in wardrobes to main bedroom*
- Fitted mirror wardrobes#
- Illuminated light switches
- Safety locks on windows
- Energy-efficient, low-carbon, economical heating system
- Hallway storage cupboard
- Wide doorways for full accessibility

BATHROOM / SHOWER ROOM

- Easy turn mixer taps
- Heated chrome towel rail
- Under sink vanity unit
- Mirrored wall unit with integrated shaver point
- Low level shower tray
- Thermostatic shower
- Slip-resistant flooring

EXTERNAL & COMMUNAL AREAS

- Free parking
- Landscaped grounds
- Lodge Manager to assist with the daily running of the Lodge
- Owners' Lounge and coffee bar with communal Wi-Fi
- Lift to all floors
- Guest Suite for visitors
- Online shopping service for groceries available through the Lodge Manager, if required
- Refuse store
- Secure door entry system
- Buggy storage
- Fully maintained external areas





OUR COMMITMENT TO YOU

We are delighted to be the only major housebuilder to offer a **3 year warranty period** as standard. The decision to extend our warranty from 2 years to 3 years underlines our confidence and commitment to our Owners. Every new Churchill apartment also comes with a 10 year NHBC warranty.

#Where a walk-in wardrobe is not provided.
*Selected apartments, please ask the Sales Executive for more details.

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When surveyed **85%** of Customers gave Churchill 8 out of 10 or higher for their “overall moving experience”

FEEL SAFE & SECURE

SIMPLY SIT BACK, RELAX AND ENJOY YOUR LIFESTYLE

We take the time to consider the little details; the ones that often make the biggest difference.

We fit all of our apartments with a careline support system. This is connected to a 24-hour support service, so in the event of an emergency, you have direct contact with either the Lodge Manager, or a member of the call-centre team, 24 hours a day, 365 days a year.

The system can be used for calls to keep in touch with your neighbours, and it also provides video door entry, allowing you to view any visitors on a display screen before you choose to let them into the main entrance. An intruder alarm is fitted protecting the front door of your apartment, while ground floor apartments have additional sensors fitted, giving you that extra peace of mind. Fire and smoke detectors are fitted in communal areas and within your apartment, so you feel really safe and secure.

The welcoming Owners’ Lounge is home to a variety of events, from cheese and wine evenings to keep fit classes, and is a popular spot for a catch up with your neighbours and friends, or for settling in a quiet corner to enjoy a good book.

Each Lodge has a Guest Suite which Owners can book for friends and family who wish to stay overnight, meaning no worries about making up the spare room. Owners can also book the Guest Suites in any other Churchill development throughout the UK.



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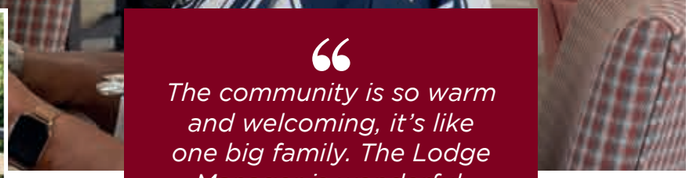

> *“The community is so warm and welcoming, it’s like one big family. The Lodge Manager is wonderful, so kind and helpful and organises lots of great activities and social events at the Lodge.”*

AWARD WINNING PROPERTY MANAGEMENT

SERVICE YOU CAN TRUST

All Churchill Living developments are looked after by Churchill Estates Management, our own property management company. The Lodge Manager takes care of the day-to-day running of the development. They can answer any queries and help keep an eye on your apartment if you go away. Many of our Owners see their Lodge Manager as a friendly neighbour they can call upon, and someone who is there to offer a helping hand, should they need it.

A TRANSPARENT APPROACH

We are completely open and transparent when it comes to costs, with no hidden charges, so you don’t have to worry about unexpected bills. Our Sales team will be able to give you a breakdown of specific charges, so that you can see exactly how much everything costs and when it is payable.

When you come to sell your apartment 1% of the gross sale price achieved or 1% of the open market value if subletting is payable to a Contingency Fund which is held in a fund on behalf of all Owners at the Lodge to help with future repair and replacement costs.

A further 2% of the gross sale price will be payable as a Community Event Fee to Churchill Living, to help fund the provision of the communal areas which are a key feature in the development.

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ENHANCE YOUR LIFESTYLE WITH CHURCHILL

SAY GOODBYE TO MAINTENANCE

Maintaining a large house and garden will be a thing of the past, as the communal maintenance and upkeep of the development including the gardens are all taken care of for you. All those time-consuming jobs like window cleaning are now someone else's problem. Your new, low maintenance lifestyle will mean more time for you to enjoy doing the things you love.

RELAX, YOU'RE IN SAFE HANDS

We have won numerous awards for our Customer service and the way we operate, and we are proud to say we put our Customers at the heart of everything we do. With over 90%† of Customers saying they would recommend us to a family member or friend (*Home Builders Federation (HBF) Customer Satisfaction Survey*) it's no wonder we are seeing more happy Owners enjoy their freedom to do more of what they love to do.

CUT YOUR LIVING COSTS

Make worrying about bills a thing of the past, with your brand-new energy efficient apartment you'll no longer have the hassle of fixing the boiler or unwanted draughts in an old house.

A Churchill apartment benefits from an energy efficient heating system, excellent insulation, modern appliances, no unexpected bills with our easy to budget service charge, a central location which reduces the need to use a car and lower council tax bills from downsizing.



Typical living room

MAKING YOUR MOVE HASSLE FREE

Our Move With Ease service is designed to take the stress out of moving, with an experienced team on hand to help you every step on the way. The service includes Home Exchange, Selling Made Easy, help with legal fees, free removals service, a downsizing service and interior design service. Speak to our team to discuss which services are suitable for you.

†Figure correct as of February 2024

*Figures based on Homes For Later Living's "Happier & Healthier" report, published September 2019

BY MOVING TO A CHURCHILL APARTMENT YOU COULD...

Keep moving
All Churchill developments are close to the town centre or local amenities so Owners find it's easier to get out and about and stay active.

Stay social
Friendly like-minded neighbours, and the ability to socialise as and when you want means there's always something going on.

Be happy
An average person aged 80 feels as good as someone 10 years younger* after moving into one of our developments.

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Charmans Lodge

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Any and all pictures used throughout this brochure are a selection of typical internal and external images of Churchill Living developments. (This includes but is not limited to: furniture, fixtures and fittings, landscaping and gardens). Dimensions quoted are maximum room sizes, for general guidance and are subject to final measurement on completion of the actual apartment and development. Please ensure you check full details of these items at the development you are interested in. This brochure is neither a contract nor forms part of any contract and no responsibility can be accepted for any misstatement contained herein. The Company also reserves the right to alter the specification without notice.



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Churchill Living

Your lifestyle • **Your choice**

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