

# Patching Lodge

Park Street | off Edward Street | Brighton | BN2 0AQ

“If I'd known  
it was this good  
I would've moved  
in sooner!”



**Hanover.** It's your retirement





“Everyone  
has something  
good to say  
about it.”

### Your Hanover home

Your home is important. It's where you live, love and raise your family. It's where your heart is.

We understand this. That's why, when you move to a Hanover development, you have the choice. You keep the freedom to live your life your way.

Plus, you get more than just a home. There are a range of leisure facilities for you to enjoy, as well as optional care – if you require it.

Since 1963, Hanover has become one of the UK's largest providers of retirement housing. Today we manage some 19,000 properties nationwide. And we look forward to managing yours.

Enjoy your retirement.

# Welcome to Patching Lodge

They say seaside living is good for you. And they're right – Patching Lodge is the proof.

Situated less than 1 mile from the centre of Brighton and 0.2 miles from the seafront, Patching Lodge offers 76 retirement apartments – many with sea views. And there's more...

- Roof terrace with stunning sea views
- Hair & Beauty Salon
- Healthy Living Suite
- On-site manager
- Optional 24 hour on-site care
- Close to local amenities and transport



Plus, with prices that offer genuine value for money – whether you're renting, buying, or taking advantage of shared ownership – the choice is yours.

After all, it's your retirement.

“Strolls along the beach, fresh air. We feel lucky to have our apartment here in Brighton!”

Brighton is one of the UK's most popular tourist destinations. And it's easy to see why.

You can enjoy traditional and modern seaside fun on the Palace Pier. Stroll along the new-look beachfront and boardwalk, with its Artists' Quarter and Fishing Museum, or simply enjoy the fresh sea air, and fish and chips!

What's more, Brighton provides a great base for exploring the beautiful Sussex countryside. From picturesque villages, to castles and country houses, parks, forts and gardens – there is so much to see and do!





“They have thought of everything in the apartments. I really love my new home!”

Your Hanover retirement apartment is spacious, secure and beautifully designed. But most of all, it's yours.

If you're an animal lover, great! So are we. And your pets are more than welcome to share your apartment with you.

And if you buy from us, you can enjoy your retirement with the financial security of owning your own home.



“It's lovely, with good-sized rooms and all mod cons – and it's mine!”

Your apartment is designed to make the most of the space, right down to the modern kitchen, fitted with the latest integrated appliances. Plus, whatever your requirements, either now or in the future, your apartment can be adapted to suit them.

## Apartment specification

- Modern fitted kitchen
- Under cabinet lighting
- Ceramic hob
- Built-in oven
- Cooker hood
- Energy-efficient spotlights
- Integrated fridge-freezer\*
- Integrated washer-dryer\*
- Carpeted living room and bedrooms
- Vinyl flooring to kitchen and bathroom
- Tiled bathroom



# Facilities – ground floor



- Shared areas
- Staff Areas
- Outdoor space
- 1 bed apartment shared ownership
- 2 bed apartment shared ownership

\*Tenure options vary. Please ask for details.

“We love to sit on the roof top terrace, get our hair done together, or just have a coffee or a natter.”

At Patching Lodge, we offer a variety of facilities and activities to suit you – however you like to spend your time.

You can pop to the convenience store for your morning newspaper or meet your friends for a coffee in the lounge. It's up to you.

There is also a guest room for when you invite your family over.

Ultimately, it's your retirement and we want you to enjoy it.



- Lounge
- on-site shop
- Dining room
- Hair & beauty salon
- Rooftop terrace
- TV/film room
- Coffee room
- Computer/activity room
- Bicycle/scooter store
- Laundry rooms
- Guest rooms
- Library/reading room
- Healthy living suite
- Many apartments with sea views
- Pet friendly



“If I have a problem, it’s nice to know there’s someone there to help me.”

The Manager is like your neighbour. They always have a smile and a wave for you. But most importantly, they are your point of contact during office hours, overseeing the development and ensuring all is well. Their duties include:

- Advising you about any local services you may require
- Carrying out regular maintenance checks of the shared areas
- Managing the day to day running of the development
- Offering support with everyday activities
- Liaising with the restaurant and on-site care team to ensure high standards
- Organising cleaning and upkeep of shared areas, including the grounds





**“Help is on hand if I need it. And it gives my family peace of mind too.”**

Your retirement gives you the freedom to do the things you've always wanted to do. That's why at Patching Lodge, you have your own spacious and secure apartment. It means you stay independent. And because your apartment is low maintenance, you have more time to yourself too.

Of course, we could all do with a little extra support now and again. And at Patching Lodge, you and your family can take comfort knowing that help is on hand – if you decide you need it.

There are emergency response alarms in every apartment. So you can call for help at the push of a button – 24 hours a day.

What's more, there is a team of professional carers on site. And from the little things like food preparation, or a hand with the cleaning, to more specific personal care, they are available if you need them.

How much support you take advantage of depends on your needs – so you can enjoy your retirement in comfort.



- 24 hour emergency response alarms in all apartments
- Wheelchair access throughout
- Advanced security to the building
- Lift to all floors
- On-site care team

# First floor



# Second floor



\*Tenure options vary. Please ask for details.

# Third floor



- Shared areas
- Staff areas
- 2 bed apartment to buy
- 1 bed apartment shared ownership



# Fourth floor

\*Tenure options vary. Please ask for details.

# Fifth floor



- Shared areas
- Staff areas
- 1 bed apartment to buy
- 1 bed apartment shared ownership
- 2 bed apartment shared ownership



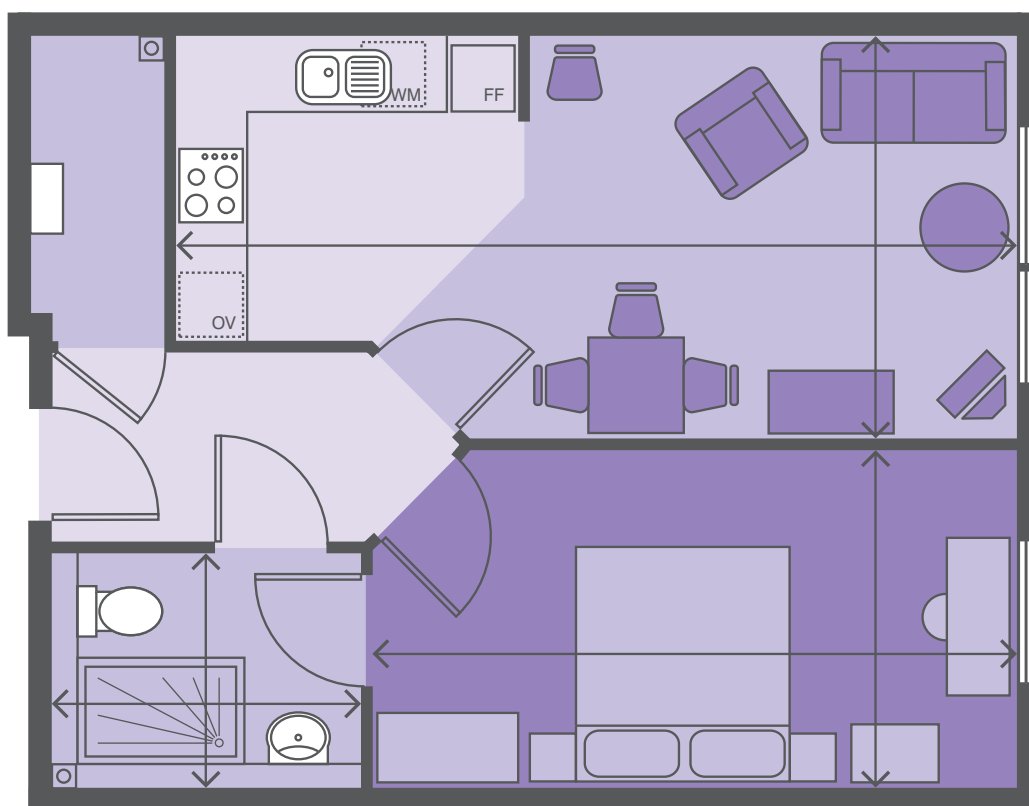
# Sixth floor

# Type A

## 1 Bedroom

### Plots

52, 65, 72, 74



<b>Lounge/dining/kitchen</b>	7057 x 3360mm	23'1" x 11'0"
<b>Bedroom</b>	5415 x 2825mm	17'9" x 9'3"
<b>Shower room</b>	2355 x 1830mm	7'8" x 6'0"

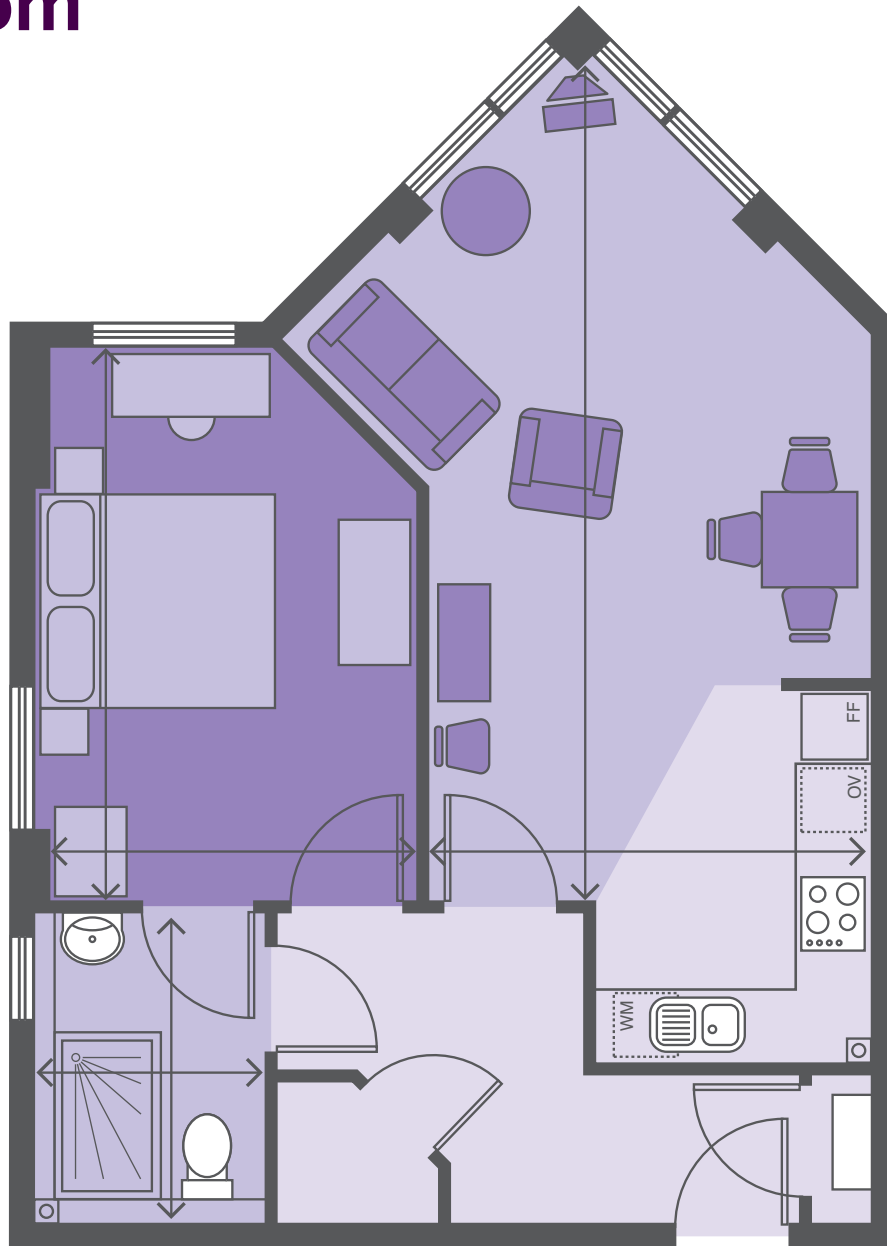
**Apartments 26, 36, 48, 52 have juliet balconies**

Although every care has been taken to ensure its accuracy, the information in this brochure is for guidance only and does not constitute a contract, part of a contract or warranty. Floorplans depict typical Type B and Type C apartments. Apartments may be a handed version of the plans shown. All dimensions are approximate and should not be used when ordering carpets and soft furnishings. Measurements taken where indicated. Hanover Housing Association reserve the right to alter any individual property or part of the development. For SAP energy ratings, please ask the Sales Consultant.

# Type B

## 1 Bedroom

Plot  
3



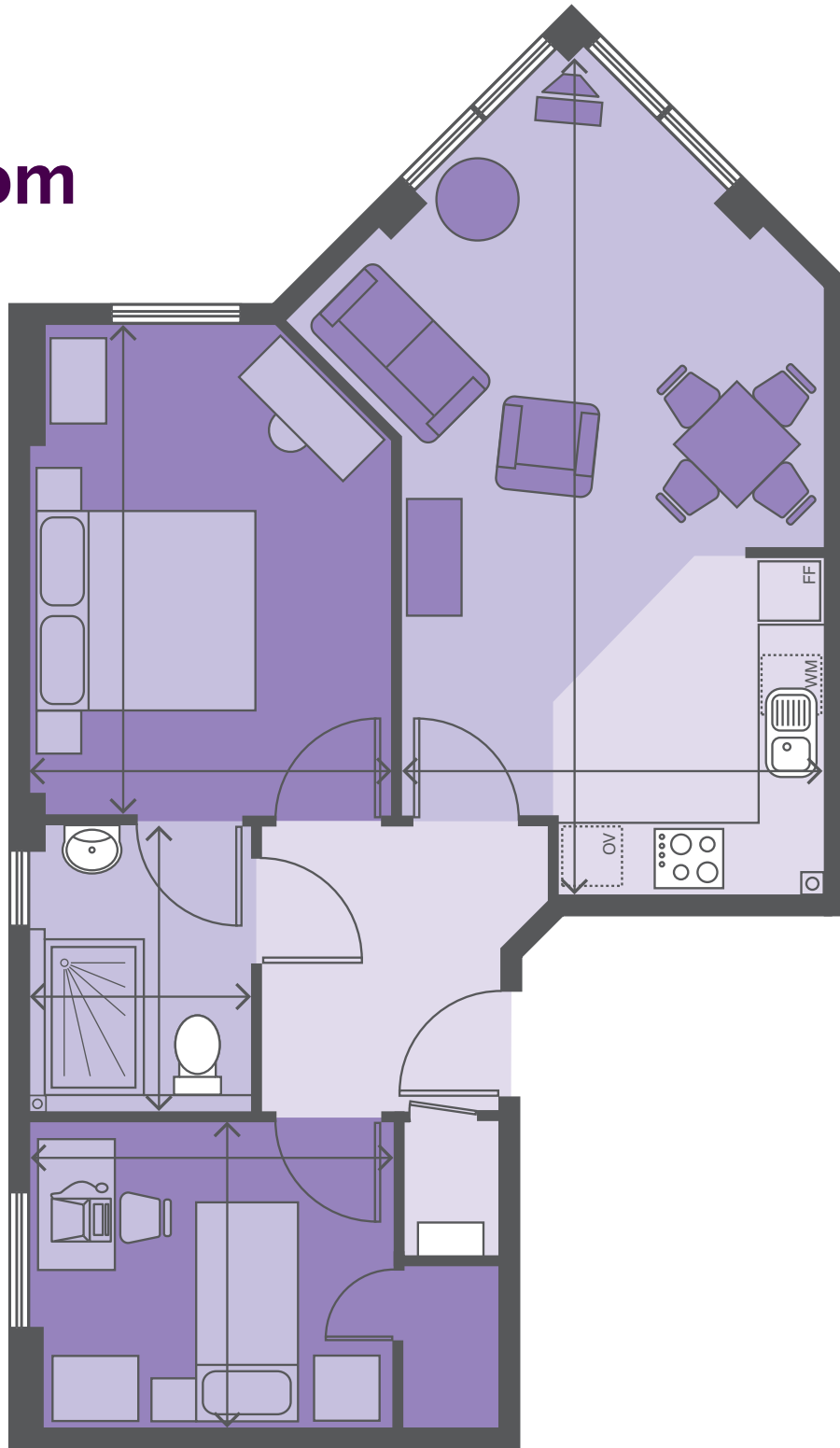
<b>Lounge/dining/kitchen</b>	6945 x 3655mm	22'9" x 12'0"
<b>Bedroom</b>	4558 x 3125mm	14'11" x 10'3"
<b>Shower room</b>	2350 x 1830mm	7'8" x 6'0"

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# Type C

## 2 Bedroom

Plots  
4, 76



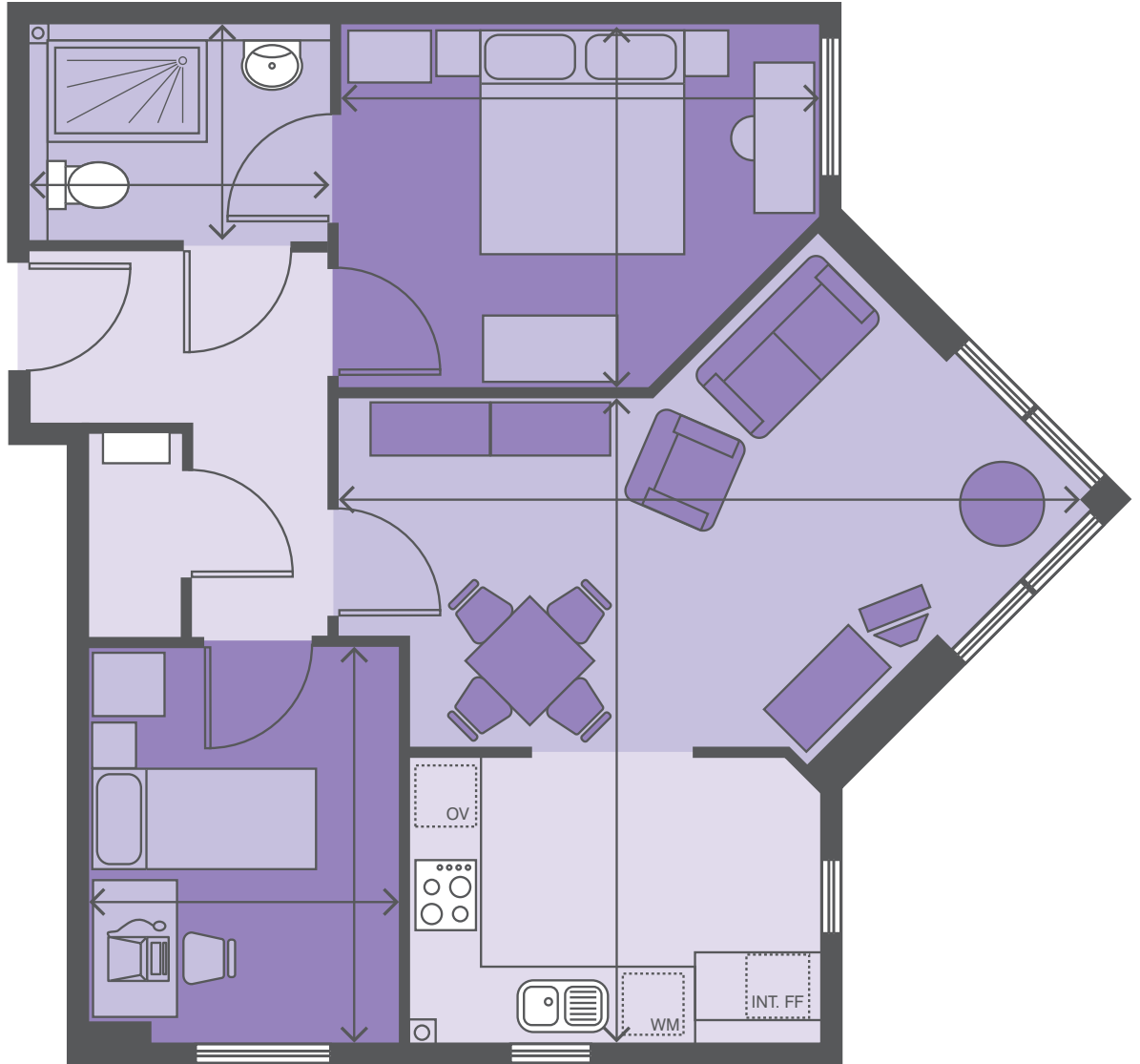
Lounge/dining/kitchen	7407 x 3790mm	24'4" x 12'5"
Bedroom 1	4360 x 3240mm	14'3" x 10'7"
Bedroom 2	3240 x 2735mm	10'7" x 8'11"
Shower room	2365 x 1860mm	7'9" x 6'1"

# Type F

## 2 Bedroom

### Plots

8, 34,  
21



<b>Lounge/dining/kitchen</b>	6597 x 5610mm	21'8" x 18'5"
<b>Bedroom 1</b>	4210 x 3240mm	13'9" x 10'7"
<b>Bedroom 2</b>	3425 x 2708mm	11'2" x 8'10"
<b>Shower room</b>	2357 x 1830mm	7'8" x 6'0"

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# “Moving in was easy – and I’ve never looked back!”

Patching Lodge consists of 76 retirement apartments. XX are for outright sale, with a further XX available through shared ownership, and the rest for rent. And the good news is, moving could be easier than you might think. We could help you:

- Organise removals
- Arrange electricity and gas meter readings
- Inform the water board and council tax office
- Change your TV licence address
- Pick up your new keys

What’s more, our legal admin team is on hand to try and resolve any queries you may have. You see, we understand moving can be stressful. That’s why we’ll try to do everything we can to make it easy for you. After all, it’s your retirement and we’d like you to enjoy it.



## What is shared ownership?

Shared ownership is where you pay 75% of the full market value, and we keep the remaining 25%. You do not pay any rent on this portion. The percentage you purchase is always fixed at 75%.

## What happens if I wish to sell my apartment at some time in the future?

Under the terms of the lease, we may have the right either to buy your share (at current market value), or nominate a purchaser. If we choose not to, you are free to sell your apartment in the usual way (bearing in mind the criteria any future occupiers may need to fulfil). The value of your 75% share may fluctuate in line with the market conditions.

## Renting an apartment at Patching Lodge

The rent and service charge is eligible for Housing Benefit and a Supporting People grant. Further details about any benefits you may be entitled to are available on application. All rental enquiries must be registered through Brighton and Hove City Council. Please call 01273 295555.

If you’d like to know more, call us on 0870 600 3074, visit [www.hanover.org.uk](http://www.hanover.org.uk) – or just pop in for a chat.



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**off Edward Street**  
**Brighton BN2 0AQ**



For further information or to arrange a viewing

**Call: 0870 600 3074**

**Visit: [www.hanover.org.uk](http://www.hanover.org.uk)**

**For rental enquiries: 01273 295555**

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**Brighton & Hove**  
**City Council**

**Hanover.** It's your retirement

