



Clarkes

Estate Agents & Lettings Agents

Asking Price

£130,000

Leasehold

Flat 35 Gerard Lodge, 26 Upper Bognor Rd, Bognor Regis, PO21 1FG



Book a Viewing

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<http://www.clarkesestates.co.uk>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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IMPORTANT NOTICE
 1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Service you deserve. People you trust.

01243 861344



- Retirement Apartment
- Modern Kitchen & Shower Room
- Large Living Room
- Bedroom with Built-In Wardrobes
- Communal Facilities
- Parking
- Close to Town Centre & Seafront



Accommodation

Entrance Hall

Living Room - 6.58m x 3.99m (21'7" x 13'1")

Kitchen - 2.59m x 2.29m (8'5" x 7'6")

Bedroom - 5.31m x 4.42m (17'5" x 14'6")

Shower Room - 1.93m x 1.63m (6'3" x 5'4")

Lease Information

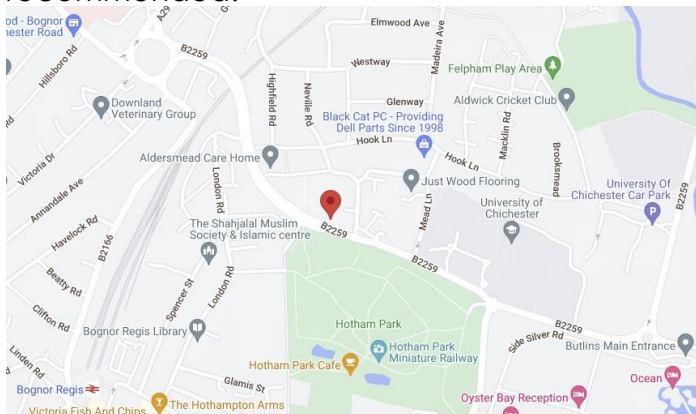
The seller informs us that there are 109 years remaining on the lease (125 years from 16/4/2008), the ground rent is £831.44 pa (paid in two six-monthly payments of £415.72) and the current maintenance charge for year ending 31st May 2025 is £2544.44. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

What the agent says... “,,

Located on the first floor in this purpose-built building is this very well presented one bedroom, second floor retirement apartment. The building is served by a lift and communal residents lounge, communal laundry, guest suite and shared parking.

The accommodation comprises an entrance hall, large living room, L-shaped bedroom with two fitted wardrobes, beautiful kitchen that has been replaced and a white suite shower room with an oversized shower cubicle.

The property is approximately 800m from Bognor Regis town centre and less than 150m to Hotham Park. Viewings are strongly recommended.



Material Information:

Council Tax: Arun District Council Band C

Property Type: Purpose Built Retirement Apartment

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Electric

Broadband Type: On 09/08/2004 the Ofcom Website <https://checker.ofcom.org.uk/en-gb/broadband-coverage> shows the area has Standard and Superfast available.

Mobile Signal/Coverage: On 09/08/2024 the Ofcom Website <https://checker.ofcom.org.uk/> shows Three Indoor as LIKELY and EE, O2 and Vodafone Indoor as LIMITED and EE, Three, O2 and Vodafone Outdoor as LIKELY.

Parking: Limited and on a first come, first serve basis.

Restrictions: Age restricted to those above 60 years old for a single occupier and 55 and 60 years old for a double occupier.

