



Clarkes

Estate Agents & Lettings Agents

Asking Price
£110,000
Leasehold

Flat 6 Gerard Lodge, 26 Upper Bognor Road, 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		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	78	83



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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



What the agent says... “,, Material Information:

Located opposite Hotham Park and less than one mile from Bognor Regis Town Centre and Railway Station is this well presented one bedroom retirement ground floor flat.

The accommodation comprises entrance hall, large lounge leading to the kitchen, one double bedroom and a shower room. Internally the property is clean and tidy and in an excellent state of decor with modern kitchen units and walk-in shower. There is a built-in wardrobe in the bedroom.

Outside are communal gardens and the flat has a double door from the lounge to a garden area where the seller keeps and uses a small bistro table and chairs.

The building is supported by a professional manager and has a resident's lounge, laundry facility and guest room available for hire to accommodate guests.

Council Tax: Band C
Property Type: Purpose Built Ground Floor Flat
Property Construction: Standard
Electricity Supply: Mains
Water Supply: Mains
Sewerage: Mains
Heating: Electric
Broadband: ADSL
Parking: Shared parking on a first come first served basis
Restrictions: The property is age restricted. One of the residents must be age 60 or above.

On 10/04/25 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	15 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Likely	Likely	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

Anti Money Laundering checks at **£30 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

- Ground Floor Retirement Flat
- Close to Town Centre & Park
- Large Lounge
- Modern Fitted Kitchen
- Shower Room
- Communal Facilities



Accommodation

Entrance Hall - 1.26m x 2.12m (4'1" x 6'11")

Storage Cupboard - 3.03m x 0.97m (9'11" x 3'2")

Lounge - 5.92m x 3.46m (19'5" x 11'4") at widest point

Kitchen - 2.33m x 2.46m (7'7" x 8'0")

Bedroom - 2.83m narrowing to 1.57m x 5.23m (9'3" x 17'1")

Shower Room - 1.7m x 2.12m (5'6" x 6'11")

Lease Information:

The seller informs us that there are appx 109 years remaining on the lease, the current ground rent is £831.44 pa and the current maintenance charge is £2544.33 pa including insurance. 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.

