

# CHARLES PECK

Sales • Lettings • Valuers



## **Flat 35 Gerard Lodge, 26 Upper Bognor Road, Bognor Regis, PO21 1FG £130,000**

An immaculately presented and spacious second floor retirement apartment, served by a lift, situated within walking distance of the beach and Hotham Park. The property is beautifully decorated and carpeted throughout.

Entrance hall | Living room | Kitchen | Bedroom | Shower room | Electric heating |  
Double glazing

Estate Manager | Guest suite | Residents lounge | Laundry room | Communal  
gardens

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## Location

Gerard Lodge is located opposite Hotham Park, a short walk from the facilities in Bognor Regis and the beach. There are bus services on the main road and a mainline railway station situated nearby, with regular direct services to London Victoria and other destinations along the South Coast. The Cathedral City of Chichester is about a fifteen minute drive where there are further facilities including The Chichester Festival Theatre which holds an international reputation of producing work of a high quality.



## Entrance hall

With large storage cupboard housing the PulsaCoil hot water system.



## Living room 21'7 x 13'1 (6.58m x 3.99m)

With window, modern electric feature fireplace and panel heater.



## Kitchen 8'6 x 7'6 (2.59m x 2.29m)

With window, fitted drawers and cupboards, granite worktops, stainless steel sink unit, Samsung induction hob, Zanussi extractor hood, Hotpoint waist-level oven, space for fridge freezer and extractor fan.



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

With window, panel heater, built-in wardrobe and further built-in wardrobe in the dressing area.

## Shower room 6'4 x 5'4 (1.93m x 1.63m)

With shower cubicle, wash basin, WC, heated towel rail and extractor fan.

## Council tax band

C

## Tenure

The property is leasehold with 125 years from April 2008. A purchaser would have to ask the solicitor to check these details.

## Ground rent

£831.44 per annum. A purchaser would have to ask the solicitor to check these details.



## Service charge

£2,544.44 per annum. A purchaser would have to ask the solicitor to check these details.

## General remarks

To view please telephone us on 01243 816666 to make an appointment.

## Note

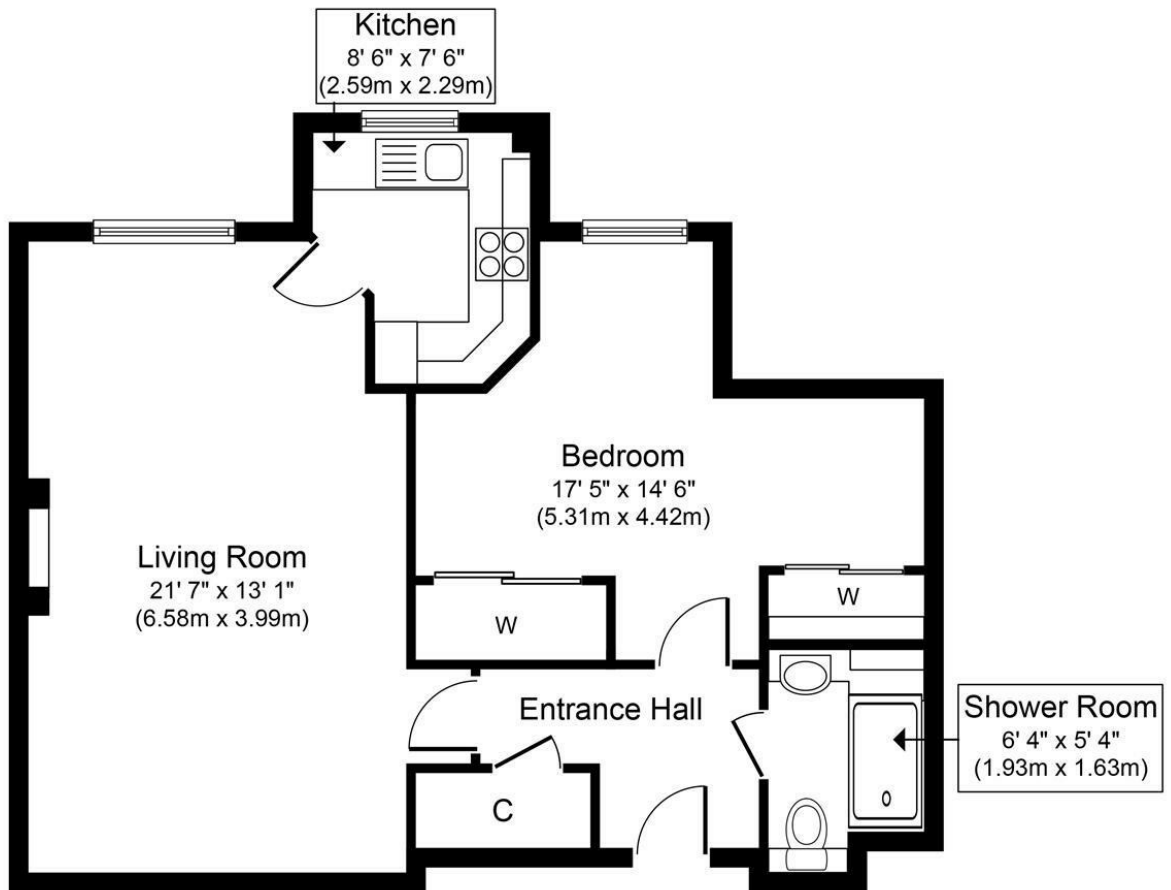
We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

## Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Approximate Floor Area**  
**637 sq. ft.**  
**(59.2 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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