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**Asking Price £118,500 Leasehold**

**1 Bedroom, Apartment - Retirement**

35, Gerard Lodge 26 Upper Bognor Road, Bognor Regis, West Sussex, PO21 1FG

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Sales & Lettings  
Retirement Property Specialists

# Gerard Lodge

Gerard Lodge is a prestigious development of 39 one and two bedroom retirement apartments in the seaside town of Bognor Regis. The development is well located to the town centre which offers a wide selection of High Street and specialist shops, supermarkets and a traditional shopping arcade. The nearby seafront also boasts a number of cafes and bars alongside traditional seafood restaurants from which you can enjoy the fresh sea air and views along the beautiful, European Blue Flag sand and shingle beaches.

Transport in the area is great with regular buses and a direct rail link to London Victoria and Gatwick Airport. Gerard Lodge's Manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons. A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager. Gerard Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind. Gerard Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner. Gerard Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



# Property Overview

## \*\*ONE BEDROOM RETIREMENT APARTMENT\*\*

Welcome to Gerard Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely one bedroom second floor apartment. The property is presented in fantastic order throughout and is conveniently located near the lifts providing easy access.

The Kitchen is accessed via the Living Room with a range of eye and base level units with granite work surfaces over and tiled splashbacks. There is a built-in waist height oven, 4-ring electric induction hob with extractor hood over, space for an upright fridge and freezer. An electric extractor fan. A window provides light and ventilation.

The Living room offers ample space for living and dining room furniture and benefits from a feature electric fire with attractive surround. A large window provides lots of natural light.

The Bedroom is a good-sized double with a two built-in mirrored wardrobes. There is plenty of space for additional furniture if required and a large window keeps this lovely bedroom bright and light.

The Shower room offers a shower with a sliding door and a handrail, an electric extractor fan, heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful storage cupboard that houses the electric hot water boiler system located off the hallway.

Call us today to book your viewing at Gerard Lodge!



# Features

- One bedroom second floor apartment
- Fully fitted kitchen with integrated appliances
- Lodge manager available 5 days a week
- Owners' lounge & kitchen with regular social events
- 24 hours Careline system for safety and security
- Fully equipped Laundry Room
- Owners' private car park
- Great location close to the town centre
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country



# Key Information

Service Charge (Year ending 31st May 2027): £2,825.85 per annum.

Approximate Area = 643 sq ft / 59.7 sq m  
For identification only - Not to scale

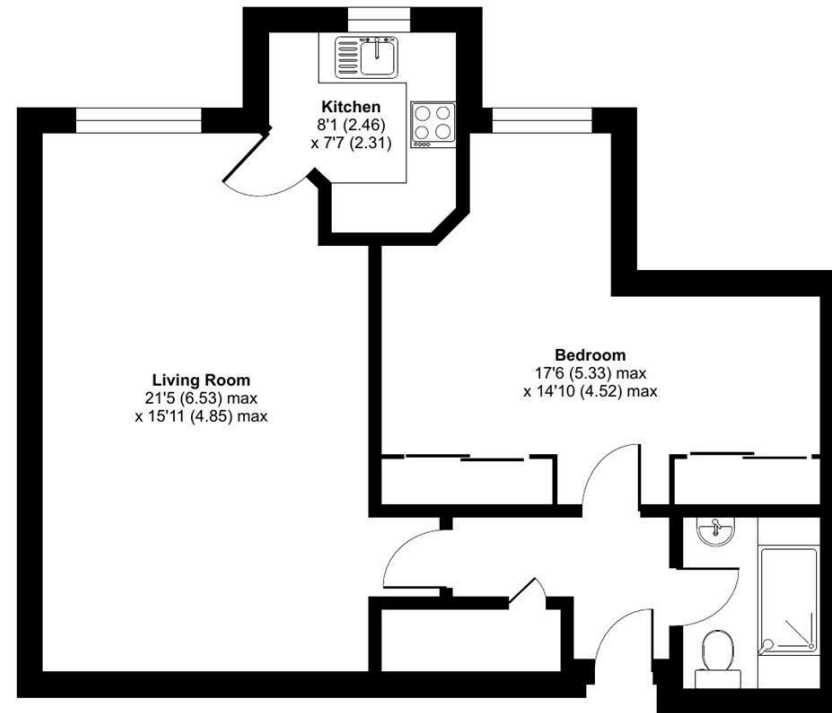
Ground rent: £831.44 per annum. To be reviewed in April 2029.

Council Tax: Band C

125 lease years commencing 2008

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, electric heating, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.



EPC Rating: B

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1342344

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.

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