



Flat 9 South Lodge, Pagham Road, Nyetimber, Bognor Regis

Guide Price £110,000

 **Henry Adams**
estate agents

Flat 9 South Lodge, Pagham Road

- First Floor Apartment
- 55's and Above
- Spacious Sitting/Dining Room
- Large Double Bedroom with Built In Wardrobes
- Modern Bathroom with Rainfall Shower over Bath
- Beautiful Communal Gardens
- Private Development
- Conveniently Located

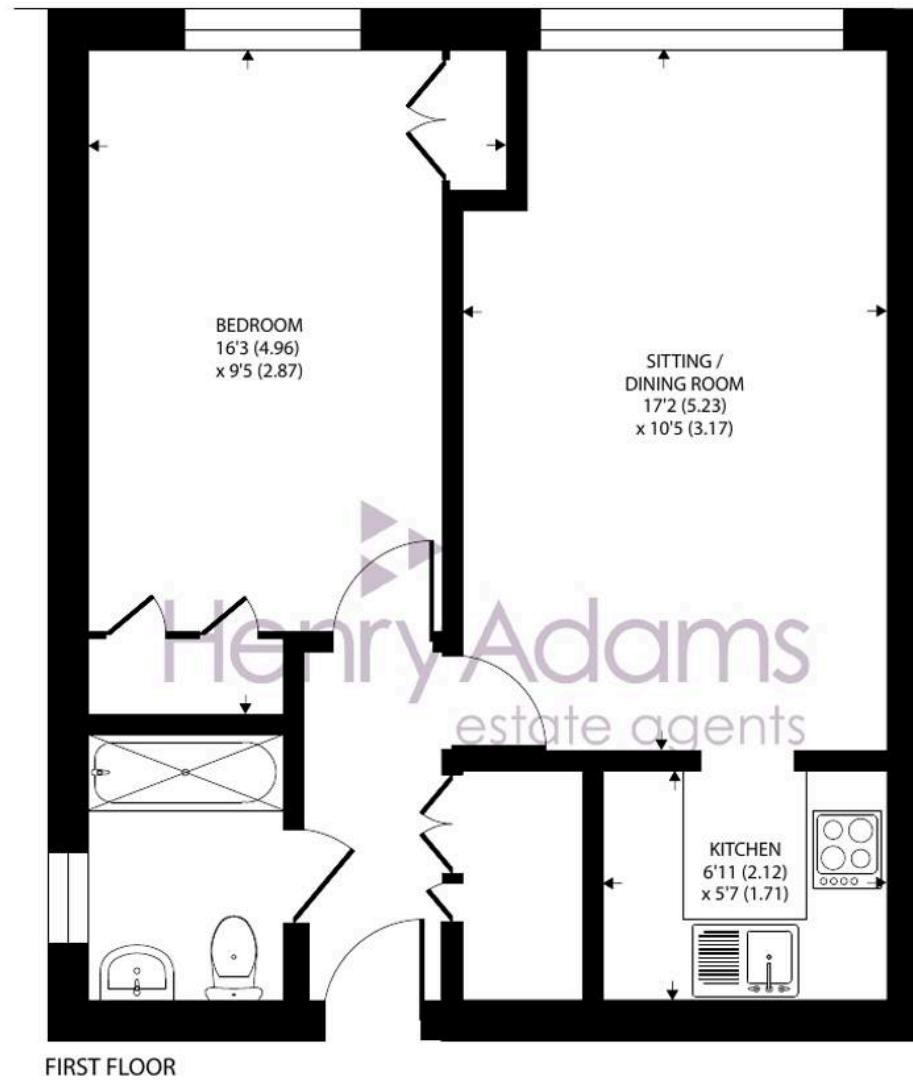
Welcome to this bright and spacious first floor apartment, designed exclusively for those aged 55 and above, in a private and friendly development.

Step inside to find a generous sitting and dining area, with plenty of room for your favourite furnishings. The large double bedroom features built-in wardrobes, offering ample storage. The modern bathroom is fitted with a rainfall shower over the bath (ideal for a luxurious start or end to your day), and the stylish finish continues throughout the flat. The kitchen is well equipped and conveniently set off the main living space.

With a welcoming community atmosphere and all the comforts you need, this property is perfectly positioned for local amenities and public transport, so you can make the most of everything the area has to offer. Whether you are looking to downsize or just want a low maintenance home in a great location, this apartment ticks all the boxes for easy, comfortable living. Book your viewing today and see for yourself what makes this property stand out.







South Lodge, Bognor Regis

Approximate Area = 454 sq ft / 42.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026.
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The village of Nyetimber is located to the west of Bognor Regis and within the parish of Pagham. It offers a range of local amenities including a Tesco Express convenience store, post office, newsagent and a number of public houses. Infants and juniors school can be found at the nearby village of Rose Green, as well as further local shops and facilities. A regular bus service links the village to the seaside town of Bognor Regis and also the Cathedral City of Chichester.

What3Words //flopped.filled.headers

Tenure: We understand there is 125 year lease from 1982.

Maintenance/Ground Rent: We understand the maintenance charges for 2026 are approximately £2,522.39 p.a.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.