

Asking Price  
£105,000  
Leasehold

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Flat 6 Gerard Lodge, 26 Upper Bognor Road, Bognor Regis, PO21 1FG

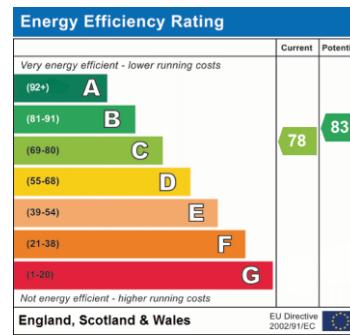


**Book a Viewing**

Call: 01243 861344

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**IMPORTANT NOTICE**

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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	
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 **£36 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarks 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.

