





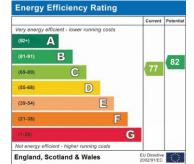






**Book a Viewing** 

01243 861344 Sales@ClarkesEstates.co.uk 27 Sudley Road, Bognor Regis, PO21 1EW http://www.clarkesestates.co.uk

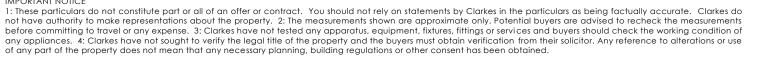














Offers In Excess Of £115,000

Leasehold

Flat 19 Gerard Lodge, 26 Upper Bognor Road, Bognor Regis, PO21 1FG







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## What the agent says... ", Material Information:

Built in 2008, Gerard Lodge is a quality retirement age building fully accessible by wheelchairs. This apartment is offered in exceptional condition and is located on the first floor.

Facilities include a lift, communal lounge, laundry and guest facilities. There is a bus stop 500 yards away with connections to other towns and cities along the coast.

The property benefits from two good size bedrooms with fitted wardrobes, a spacious entrance lobby with two storage cupboards, bathroom/WC and a good size living room with access to the kitchen and double-glazed doors opening on to a southerly aspect balcony with views over Hotham Park.

**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.

Council Tax: D

**Property Type:** Retirement Age Apartment **Property Construction:** Standard Construction

**Electricity Supply:** Mains Water Supply: Mains **Drainage:** Mains **Heating:** Electric

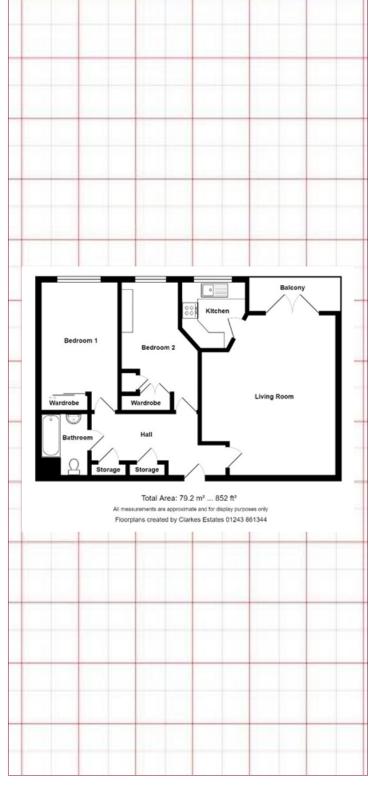
**Broadband:** Broadband is not connected at the property. However as of 17th July 2024 Ofcom indicates that ADSL (Standard) and FTTC (Superfast) via EE, Three, O2 and Vodafone is available in the area.

**Mobile Signal/Coverage:** As of 17th July 2024 Ofcom indicates that mobile coverage via EE, Three, O2 and Vodafone is likely in the area.

Parking: No Parking



- Two Double Bedrooms
- Southerly Aspect Balcony
- Modern Fitted Kitchen
- Communal Facilities
- Chain Free





## Accommodation

Entrance Hall - Appx 4.15m x 2.11m (13'7" x 6'11")

Living Room - 7.16m x 3.19m (23'5" x 10'5")

Kitchen - Appx 2.46m x 2.32m (8'0" x 7'7")

Bedroom 1 - 4.75m x 2.82m (15'7" x 9'3")

Bedroom 2 - 4.38m x 2.84m (14'4" x 9'3")

Bathroom - 2.11m x 1.7m (6'11" x 5'6")

**Lease Information:** The seller informs us that there are 109 years remaining on the lease, the ground rent is currently £907.02 pa reviewed every 7 years (last reviewed in 2020) and the current maintenance charge is £3,769.16 pa increasing to £4,139.75 pa for 2025. 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.

