





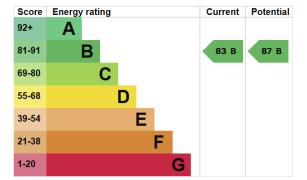






Book a Viewing

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Asking price £120,000 Leasehold

Flat 14 Gerard Lodge, 26 Upper Bognor Road.

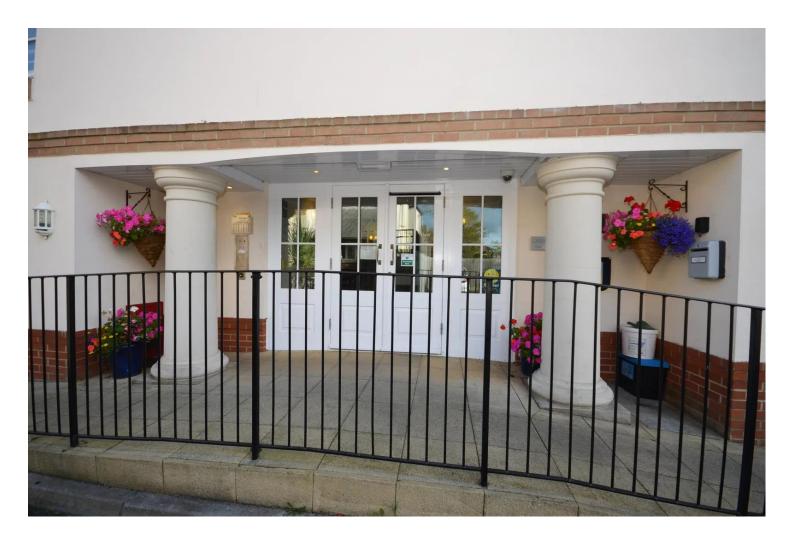






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What the agent says... ", Material Information:

This immaculately presented, age-restricted apartment is located opposite Hotham Park and is less than one mile from Bognor Regis Town Centre with its train station and array of shops, bars and eateries.

The accommodation comprises a good size entrance hall with two storage cupboards, a large lounge / diner leading to the modern kitchen, one excellent size double bedroom with fitted wardrobes and a shower room. The property is immaculately presented throughout and offers communal gardens as well as residents parking to the front of the building.

The development is incredibly well-maintained with a resident's lounge on the ground floor, laundry facilities and guest room available for hire to accommodate guests. It is also supported by a professional manager.

This beautiful apartment on the first floor of the Gerard Lodge development is offered with no onward chain and is a must-see to appreciate all it has to offer.

Council Tax: Arun DC Band C Property Type: Purpose built Property Construction: Standard Electricity Supply: Mains

Water Supply: Mains Sewerage: Mains Heating: Electric radiators Broadband: ADSL Parkina: Residents shared

Restrictions: none

On 12/06/2025 information from the Ofcom Website

Broadband	Availability	Max Down	Max Up	
Standard	✓	50 mbps	1 mbps	
Superfast	✓	80 mbps	20 mbps	
Ultrafast	✓	1800 mbps	220 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 £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

• Immaculately presented

- Good sized bedroom
- Residents parking
- Communal gardens
- Close to town centre

Accommodation

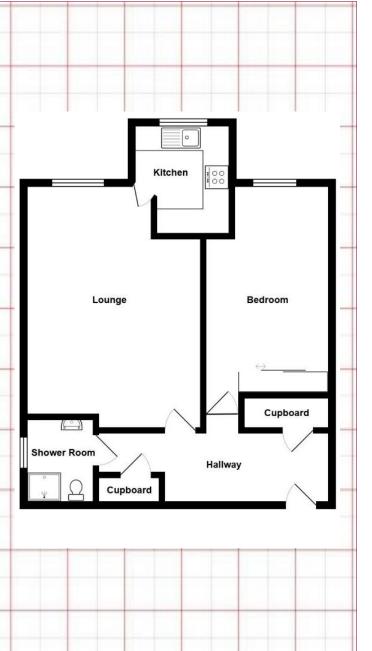
Entrance Hall - 5.77m x 1.71m (18'11" x 5'7")

Living Room - 4.43m x 6.06m (14'6" x 19'10")

Kitchen - 2.64m x 2.33m (8'7" x 7'7")

Bedroom - 4.89m x 3m (16'0" x 9'10") With fitted mirrored wardrobes

Bathroom - 2.12m x 1.67m (6'11" x 5'5")



Lease Information

Lease Information: The seller informs us that there are 109 years remaining on the lease, the ground rent is £800.00 and the current maintenance charge is £2600.00 which includes buildings 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.



