



# Clarkes

Estate Agents & Lettings Agents

Asking price  
£120,000  
Leasehold

Flat 14 Gerard Lodge, 26 Upper Bognor Road.



Book a Viewing

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<http://www.clarkesestates.co.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**IMPORTANT NOTICE**  
1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.



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01243 861344





## 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  
Parking: Residents shared  
Restrictions: none

On 12/06/2025 information from the Ofcom Website shows:

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.

