



## Flat 11, Gerard Lodge, 26 Upper Bognor Road

Guide Price £120,000



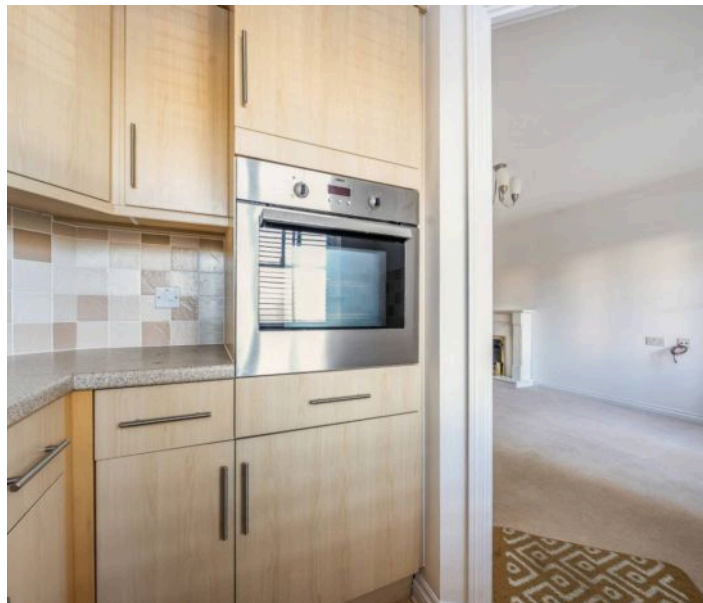
## Flat 11 Gerard Lodge

- Two Bedroom Ground Floor Apartment
- McCarthy and Stone Retirement Home
- Spacious Reception Room
- Direct Access to Flat
- 792 Sq Ft
- Excellent Condition
- Fully Fitted Kitchen
- Off-Street Parking
- No Onward Chain

A spacious two double bedroom apartment situated in a well regarded McCarthy and Stone retirement home.

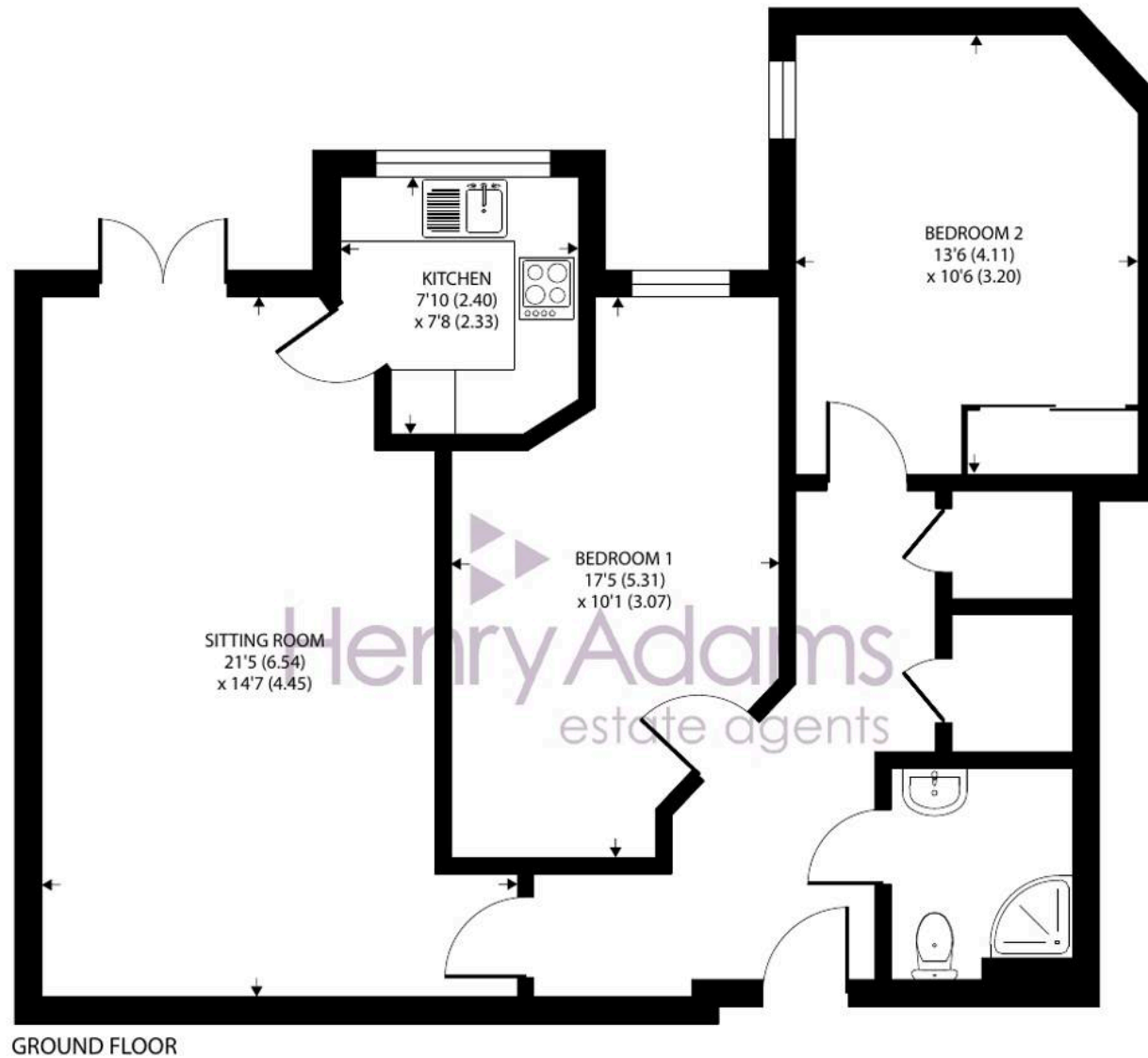
The flat benefits from a spacious reception room and is arranged over 792 sq ft in total. It is presented in excellent condition throughout having recently been re-decorated. This ground floor flat has direct access via French doors in the reception room to the car park which also has a mobility scooter area complete with charging point.

This immaculately presented, age-restricted apartment is located opposite Hotham Park and is less than one mile from Bognor Regis town centre. The property is offered with no onward chain and has off-street parking and communal gardens. The property is a rare find, combining spacious modern comforts with the tranquillity of retirement living. We understand that pets are allowed within the building which is really well-maintained with a residents lounge on the ground floor, laundry facilities and guest room available for hire to accommodate guests. It is also supported by a professional manager.









## Upper Bognor Road, Bognor Regis

Approximate Area = 792 sq ft / 73.5 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). © nichecom 2025. Produced for Henry Adams. REF: 1357398



The property is situated north of the town centre in Bognor Regis. It is within easy access of the town centre and local transport links including the local railway station, which can get you to London in less than 90 minutes.

What3Words ///best.employ.artist

Tenure: We understand there 125 year lease from 16/04/2008.

Maintenance Charge: We understand the maintenance charge is currently £1,272.22 per 6 months.

Ground Rent: We understand the ground rent is currently £453.51 per 6 months.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C







## Henry Adams - Bognor and Aldwick

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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.