



## Flat 28, Gateway Lodge Felpham Road, Bognor Regis

Guide Price £139,950

## Flat 28 Gateway Lodge

- Retirement Apartment
- Warden Assisted
- Ground Floor
- Felpham Village Centre
- Close to Local Facilities
- 2 Bedrooms
- Modern Kitchen & Bathroom
- Communal Gardens
- No Onward Chain

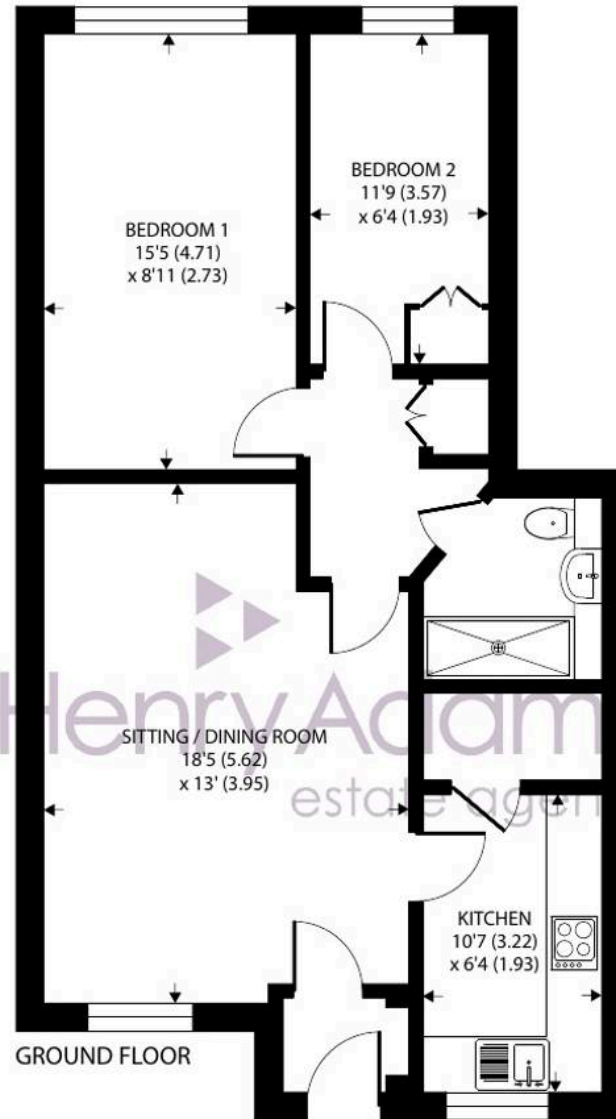
This well presented retirement flat is positioned on the ground floor of this popular development at the very heart of the Felpham village and within easy reach of the shops, bus route and beach. Now offered for sale with the advantage of being 'chain free'.

The accommodation is neutrally decorated throughout, including a modern kitchen and bathroom. The sitting-dining room and kitchen both overlook the road to the front whilst the bedrooms are at the rear for peace and quiet, and overlook the communal gardens. An entrance lobby and inner hall complete the accommodation.

Outside, the development is surrounded by communal, maintained gardens with central screened seating area, level pathways plus lawns and matured trees. To the rear of the development is the resident's car park used on a 'first come first serve' basis with additional overflow parking available (free of charge) if required in the adjoining public car park.







## Gateway Lodge, Felpham Road, Bognor Regis

Approximate Area = 650 sq ft / 60.3 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). © ntechcom 2026.  
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Gateway Lodge is located at the very heart of the pretty village of Felpham. The village offers a wide range of local facilities including schools, a medical centre, pharmacy, sports centre with swimming pool, golf club and a range of other useful shops. The town centre of Bognor Regis offers a full range facilities whilst the historic Arundel, the Cathedral City of Chichester and the famous Goodwood motor circuit and racecourse can all be found within approximately an eleven-mile radius.

What3Words ///quench.wasp.unit

Tenure: We understand there is 125 year lease from 25/05/1988.

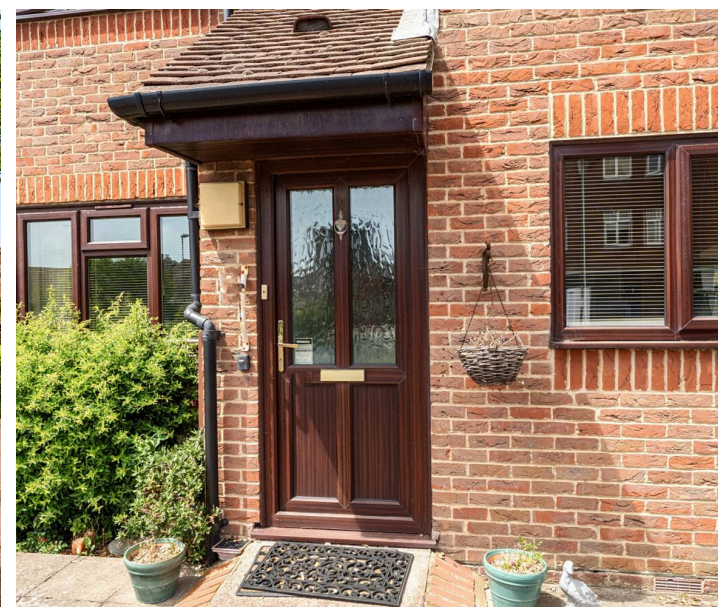
Service Charge: We understand that this currently amounts to approximately £330 per month (to April 2027) and includes such items as Warden Salary, Gardening, Water Rates, Insurance, Window Cleaning, External Decoration and maintenance of Common Parts.

Ground Rent: Peppercorn.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C





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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.