

# Clarkes

Estate Agents & Lettings Agents

Price

£125,000

Leasehold

Flat 22 Gerard Lodge, 26 Upper Bognor Road, Bognor Regis, PO21 1FG



## Book a Viewing

01243 861344  
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 27 Sudley Road, Bognor Regis, PO21 1EW  
<http://www.clarkesestates.co.uk>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 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 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.

*Service you deserve. People you trust.*

01243 861344





- Retirement Apartment
- One Double Bedroom
- Living/Dining Room
- Communal Facilities
- Close to Town Centre & Park
- No Forward Chain



## Accommodation

Hallway - 2.63m x 1.18m (8'7" x 3'10")

Living / Dining Room - 5.45m x 3.95m (17'10" x 12'11")

Kitchen - 2.38m x 2.2m (7'9" x 7'2")

Bedroom - 4.2m x 2.86m (13'9" x 9'4")

Bathroom - 2.38m x 1.75m (7'9" x 5'8")

Lease Information: The seller informs us that there are 108 years remaining on the lease, the ground rent is £860.00 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.

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

Located by Hotham Park and a short stroll from Bognor Town Centre and Seafront, this popular development was originally built by McCarthy Stone has a resident's manager, laundry room and a large communal lounge. Offering great value for money and peace of mind with a chain free purchase.

The accommodation comprises entrance lobby, stairs/lift to the top floor, entrance hall, living room, kitchen, bedroom and bathroom. Other facilities include a resident's lounge, laundry room and communal gardens.

Bus routes pass by the development connecting the town centre with towns and cities along the south coast including Chichester, Portsmouth, Littlehampton, Arundel and Worthing. Bognor town centre offers a wealth of amenities including shops, restaurants, cinema and bingo hall.



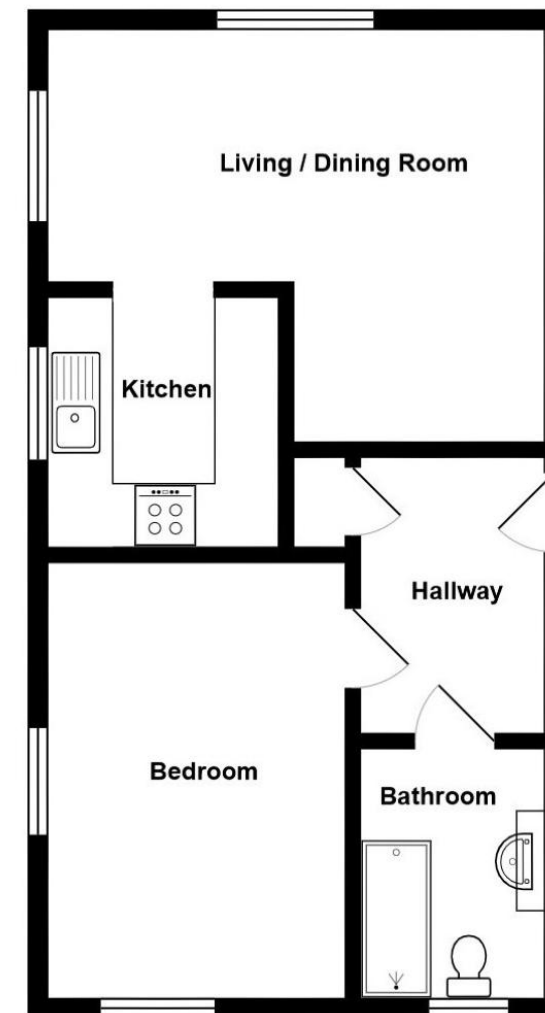
**Council Tax:** Arun District Council Band C  
**Property Type:** Purpose Built  
**Property Construction:** Standard  
**Electricity, Water, Drainage Supply:** Mains  
**Heating:** Electric  
**Parking:** Shared parking on a first come first served basis  
**Restrictions:** The property is age restricted. One of the residents must be age 60 or above.

On 26/11/24 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	15 mbps	1.0 mbps
Superfast	✓	80 mbps	20 mbps
Ultrafast	X		

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



Total Area 44.5m sq ... 479ft sq

All measurements are approximate and for display purposes only

Floorplan created by Clarkes Estates 01243 861344

