

Flat 19 Gerard Lodge, 26 Upper Bognor Road, Bognor Regis, PO21 1FG



Book a Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



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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



- Two Double Bedrooms
- Southerly Aspect Balcony
- Modern Fitted Kitchen
- Communal Facilities
- Chain Free



Accommodation

Entrance Hall - Appx 4.15m x 2.11m (13'7" x 6'11")

Living Room - 7.16m x 3.19m (23'5" x 10'5")

Kitchen - Appx 2.46m x 2.32m (8'0" x 7'7")

Bedroom 1 - 4.75m x 2.82m (15'7" x 9'3")

Bedroom 2 - 4.38m x 2.84m (14'4" x 9'3")

Bathroom - 2.11m x 1.7m (6'11" x 5'6")

Lease Information: The seller informs us that there are 109 years remaining on the lease, the ground rent is currently £907.02 pa reviewed every 7 years (last reviewed in 2020) and the current maintenance charge is £3,769.16 pa increasing to £4,139.75 pa for 2025. 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:

Built in 2008, Gerard Lodge is a quality retirement age building fully accessible by wheelchairs. This apartment is offered in exceptional condition and is located on the first floor.

Facilities include a lift, communal lounge, laundry and guest facilities. There is a bus stop 500 yards away with connections to other towns and cities along the coast.

The property benefits from two good size bedrooms with fitted wardrobes, a spacious entrance lobby with two storage cupboards, bathroom/WC and a good size living room with access to the kitchen and double-glazed doors opening on to a southerly aspect balcony with views over Hotham Park.

Council Tax: D
Property Type: Retirement Age Apartment
Property Construction: Standard Construction
Electricity Supply: Mains
Water Supply: Mains
Drainage: Mains
Heating: Electric
Broadband: Broadband is not connected at the property. However as of 17th July 2024 Ofcom indicates that ADSL (Standard) and FTTC (Superfast) via EE, Three, O2 and Vodafone is available in the area.
Mobile Signal/Coverage: As of 17th July 2024 Ofcom indicates that mobile coverage via EE, Three, O2 and Vodafone is likely in the area.
Parking: No Parking



Total Area: 79.2 m² ... 852 ft²
 All measurements are approximate and for display purposes only
 Floorplans created by Clarkes Estates 01243 861344

