



**Price**

**£125,000**

**Leasehold**

1x  1x  1x 

**Gerard Lodge, Upper  
Bognor Road, Bognor  
Regis, West Sussex,  
PO21**

**cubitt&west**  
Helping you move forwards





## Main features

- This retirement flat is close to Hotham Park
- A short distance from Bognor Regis town centre
- Communal lounge perfect for greeting friends and family
- Bus route conveniently close by
- Retail outlets a bus ride away

## Accommodation

### FIRST FLOOR

#### Hall

**Lounge/Diner:** 21'1 at widest point x 14'5 at widest point (6.43m x 4.40m)

**Kitchen:** 8'8 at widest point x 7'6 at widest point (2.64m x 2.29m)

**Bedroom:** 18'1 into fitted wardrobes x 9'8 (5.52m x 2.95m)

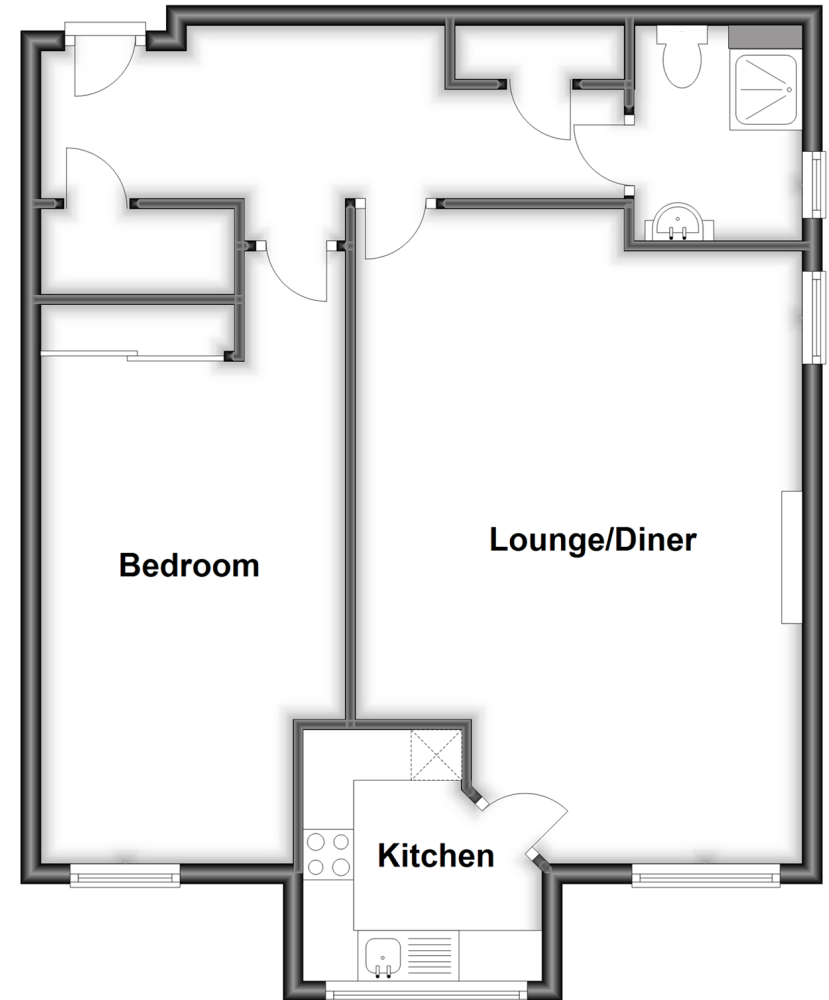
#### Shower Room

### OUTSIDE

#### Allocated Parking

## First Floor

Approx. 64.8 sq. metres (698.0 sq. feet)



**Call Bognor Regis - 01243 867632 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



40203720/20220907/GS1/SC