



**Guide Price**  
**£95,000**

**Leasehold**

1x  1x  1x 

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

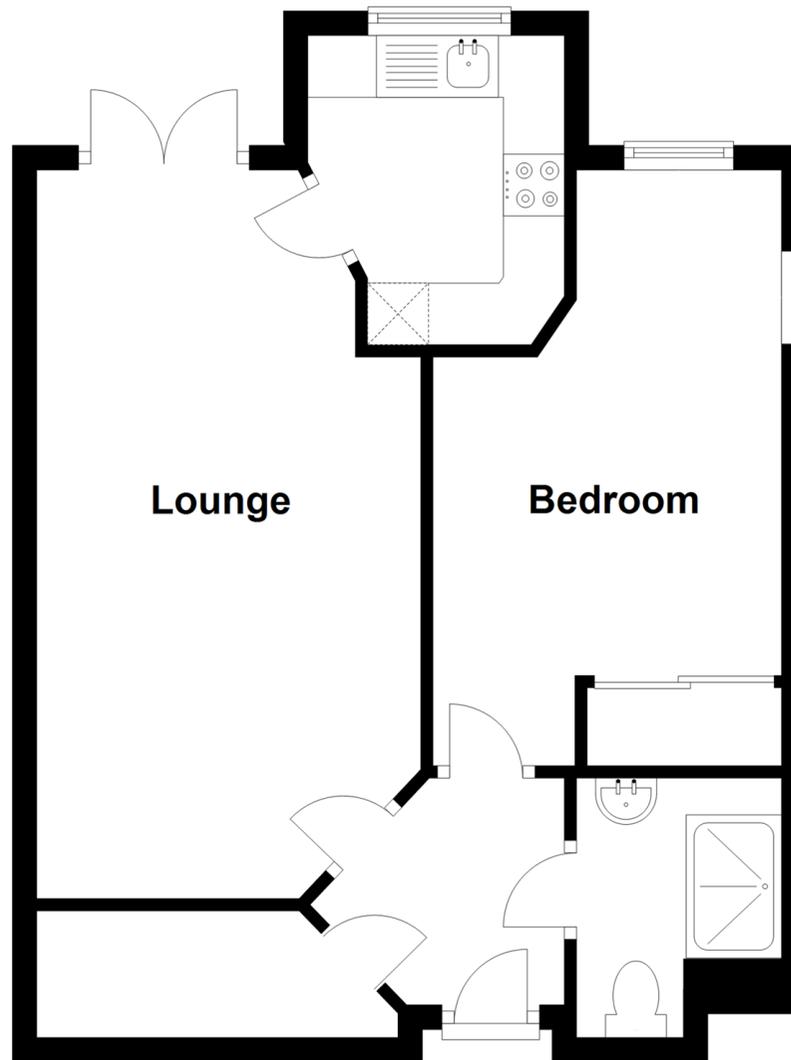


**cubitt & west**  
Helping you move forwards



## Ground Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



## Accommodation

### GROUND FLOOR

Hall

Lounge: 18'10 maximum x 10'5  
(5.74m x 3.18m)

Kitchen: 8'8 x 7'7 (2.64m x 2.31m)

Bedroom: 13'5 into recess x 9'2  
(4.09m x 2.80m)

Shower Room

### OUTSIDE

Communal Gardens

## Main features

- This retirement apartment has views across Hotham Park
- No onward chain
- Guest suite for visitors to stay if required
- Transport links nearby
- Residents' laundry room and communal lounge

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



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