



Asking Price £155,000 Leasehold

2 Bedroom, Apartment - Retirement

5, Gerard Lodge Upper Bognor Road, Bognor Regis, West Sussex, PO21 1FG



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Sales & Lettings
Retirement Property Specialists

Gerard Lodge

Gerard Lodge is a prestigious development of 39 one and two bedroom retirement apartments in the seaside town of Bognor Regis. The development is well located to the town centre which offers a wide selection of High Street and specialist shops, supermarkets and a traditional shopping arcade. The nearby seafront also boasts a number of cafes and bars alongside traditional seafood restaurants from which you can enjoy the fresh sea air and views along the beautiful, European Blue Flag sand and shingle beaches.

Transport in the area is great with regular buses and a direct rail link to London Victoria and Gatwick Airport.

Gerard Lodge's Manager is on hand to support the Owners and keep the development in perfect shape as well as arranging many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Gerard Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Gerard Lodge is managed by the award winning Churchill Estates Management working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Gerard Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.



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Property Overview

****TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH PATIO****

Welcome to Gerard Lodge! Churchill Sales & Lettings are delighted to be marketing this lovely two bedroom ground floor apartment. The property is presented in good order throughout and is South-Westerly facing.

The Living Room offers a feature electric fireplace with attractive surround. There is ample space for living and dining room furniture. Double doors open to a patio area providing views of the communal gardens.

The Kitchen is accessed via the Living Room and offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in oven, 4-ring electric hob with extractor hood over and a freestanding fridge and freezer. Windows provide light and ventilation.

Bedroom One is a generous double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if required. A window keeps this lovely bedroom bright and light.

Bedroom Two is another good-sized room with a built-in mirrored wardrobe. This room could be used as a separate dining room, study or hobby room.

The Shower Room, located off the Hallway offers a shower cubicle with handrail, a WC and wash basin with vanity unit beneath as well as an additional storage cupboard.

Perfectly complementing this wonderful apartment are two useful storage cupboards located in the hallway.

Call us today to book your viewing at Gerard Lodge!



Features

- Two bedroom ground floor apartment
- Great location close to the town centre
- Lodge manager available 5 days a week
- 24 hours Careline system for safety and security
- Fully equipped Laundry Room
- Owners' private car park
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of th
- Excellent transport links
- Landscaped gardens
- Owners' lounge & kitchen with regular social events



Key Information

Service Charge (Year ending 31st May 2025): £3,799.54 per annum.

Ground rent: £907.01 per annum. To be reviewed in April 2029

Council Tax: Band D

125 lease years commencing 2008

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, electric heating, utilities and maintenance, garden maintenance, lift maintenance & Lodge Manager.

A 1% contribution of the final selling price to the contingency fund is payable by the Seller upon completion of the sale of the property.

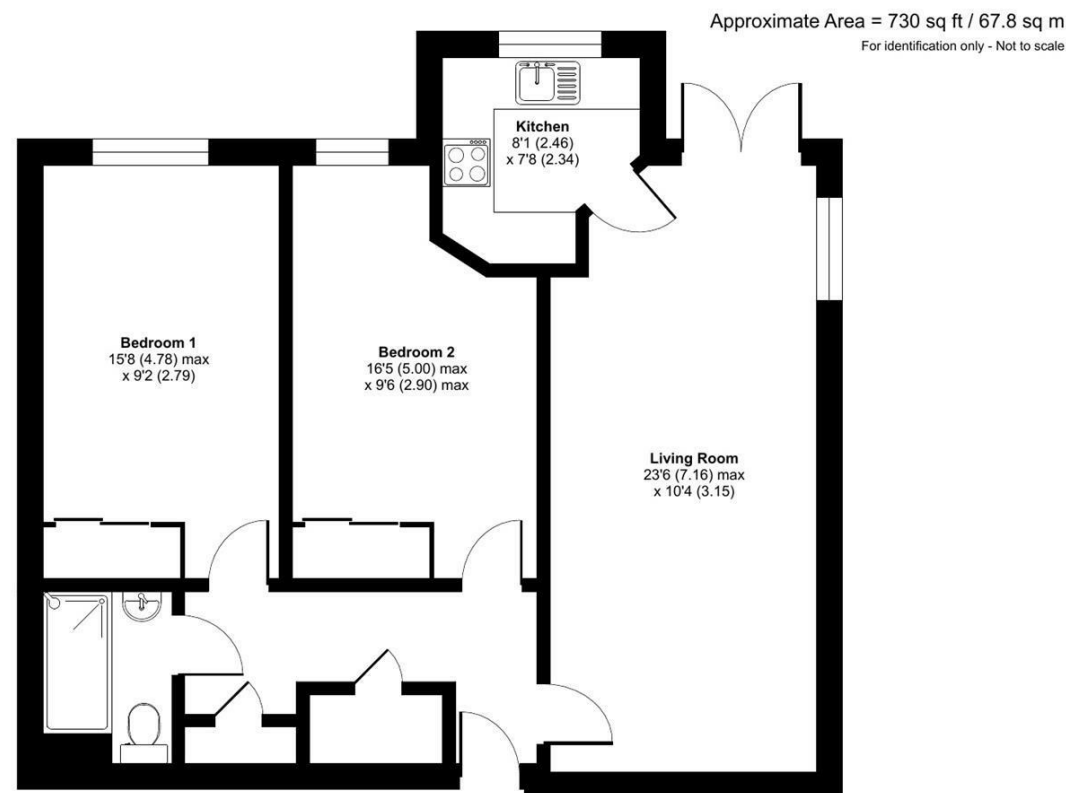
EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1277217

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





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