



**WHITLOCKS**  
ESTATE AGENTS

Flat 4, North Lodge Pagham Road, Bognor Regis  
£775 pcm



- Available Now
- Long Term Let
- Ground Floor Apartment
- Age Restricted to 55 Years Plus
- Modern Fitted Kitchen and Bathroom
- Double Bedroom
- Generous Lounge / Dining Room
- UPVC Double Glazing and Electric Heating
- Fantastic Communal Facilities
- Located in the Heart of Nyetimber Village

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E





*AVAILABLE NOW WITH A LONG-TERM-LET*

This Ground Floor Retirement Apartment (restricted to 55 years plus) is offered to the market in immaculate condition in our opinion!

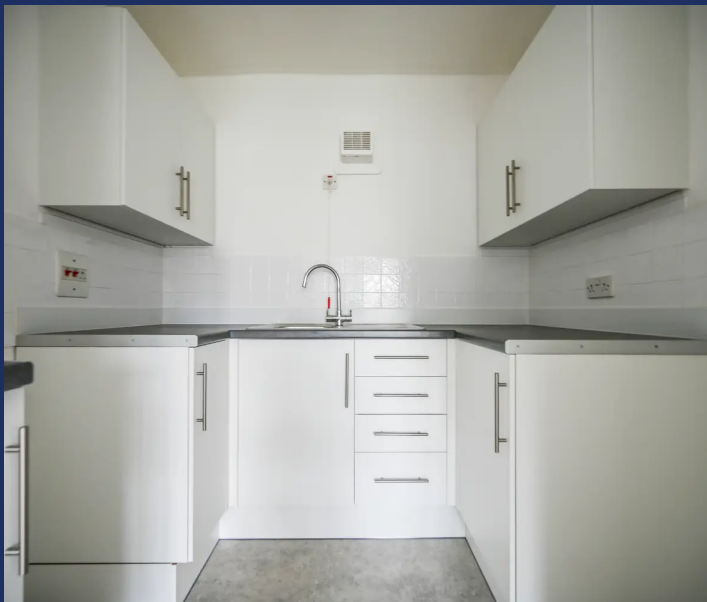
The property is situated within a popular development in the Village of Nyetimber where a variety of amenities can be found on your doorstep including Convenience Stores, 16th and 19th Century Pubs, a Post Office, Bus Links, and many more.

The property comprises of a double Bedroom with built-in wardrobes, a generous Lounge / Dining Room, a modern fitted Kitchen, and a modern fitted Bathroom.

Further benefits include UPVC Double Glazing and Electric Heating throughout.

Outside, there are attractive and well-maintained Communal Gardens for the residents to enjoy as well as a Communal Lounge and Laundry Room.

There is parking available on a first-come-first-serve basis and plenty of on-street parking available for visitors. Viewing is highly recommended!





Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village where the Sea Front, Harbour and Nature Reserve can be found. The historic Village has a variety of amenities including Convenience Stores, a Post Office, a Tea Shop, a Hairdressers and many more. Nyetimber offers fantastic transport links and is within close proximity to the seaside Town Bognor Regis and the Cathedral City of Chichester. Our office is also positioned within the heart of the Village.

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## Whitlocks Estate Agents - Bognor Regis & Pagham

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