



WHITLOCKS
ESTATE AGENTS

Flat 9, North Lodge Pagham Road, Bognor Regis
In Excess of £70,000

- No Forward Chain
- First Floor Age Restricted Flat
- One Bedroom
- Fitted Kitchen
- Spacious Lounge / Dining Room
- UPVC Double Glazing and Storage Heating Throughout
- Plenty of Storage Space
- Communal Gardens / Lounge and Laundry Room
- Parking Available on a First Come First Serve Basis
- Situated Within the Popular Nyetimber Mill Development

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





No Forward Chain

Whitlocks Estate Agents are delighted to bring to the market with First Floor purpose built retirement Flat, located in the heart of Nyetimber Village.

The property is situated within a popular development in the Village of Nyetimber where a variety of amenities can be found on your doorstep.

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

Further benefits include UPVC Double Glazing and Storage 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 highly recommended!



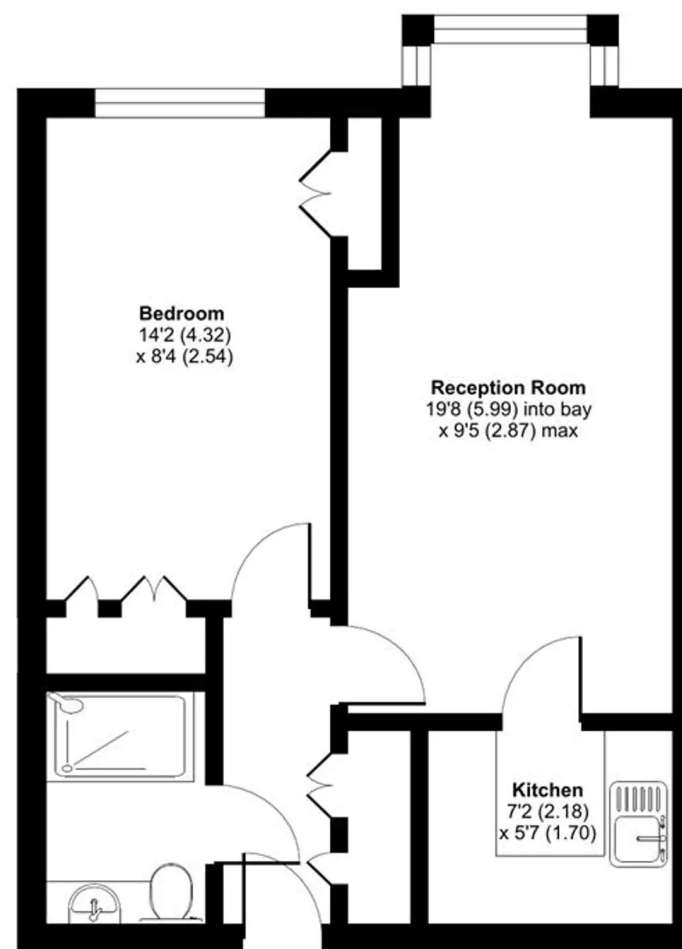
Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village 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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Pagham Road, Bognor Regis, PO21

Approximate Area = 444 sq ft / 41.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Whitlock Estate Agents Limited. REF: 1024479



Whitlocks Estate Agents

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