



South Lodge Pagham Road, Bognor Regis, West Sussex £89,950





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## South Lodge Pagham Road, Bognor Regis, West Sussex

**£89,950**

### Property Description

An immaculate first floor age restricted apartment in the village of Pagham. Accommodation comprises large lounge/diner, modern kitchen with spaces for appliances and wall and base cupboards, one double bedroom with fitted wardrobes and white bathroom suite. The property also boasts heating and is double glazed, and has pleasant views over the communal gardens. The development also has parking (on a first come basis) and a residents lounge and laundry room. A copy of the EPC will be available on request. EPC Grade C.

### Our View

A superb flat with excellent facilities in a prime location for a retiree to enjoy! The flat has been well cared for and is able for a buyer to move straight in. We firmly believe you won't find a better value apartment on the market!

### Location

The property is situated within close proximity of Nyetimber and Rose Green with its popular range of shops, which is a particular attraction. The local doctor's surgery can be found within approximately 1.4 miles. The main Bognor Regis Town Centre, with mainline railway station can be found within approximately 4 miles.



EPC Grade C

For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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