



**WHITLOCKS**  
ESTATE AGENTS

Flat 10, North Lodge Pagham Road, Bognor Regis  
£100,000





## Immaculate Retirement Apartment (Over 55s) – Nyetimber Village

This beautifully presented one bedroom retirement apartment has been thoughtfully refurbished in recent years and is offered to the market in immaculate condition.

The property is set within a popular and well-regarded development in the heart of Nyetimber Village, where a wide range of amenities can be found just moments away, including convenience stores, pubs, and excellent bus links.

Inside, the accommodation comprises a welcoming entrance hall with a useful storage cupboard that has space and plumbing for a washing machine, a spacious living and dining room, a modern fitted kitchen, a comfortable double bedroom with two built-in wardrobes, and a contemporary shower room.

Further benefits include UPVC double glazing and electric heating throughout. Outside, residents can enjoy attractive and well-maintained communal gardens, while a communal lounge and laundry room provide additional convenience. Parking for residents is available on site, with plenty of on-street parking for visitors.

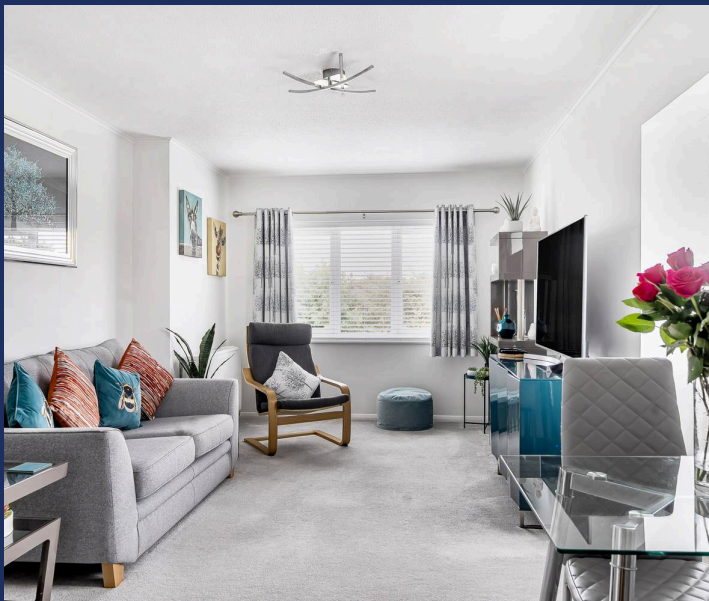
This delightful apartment offers comfort, convenience, and a friendly community.

Council Tax band: A

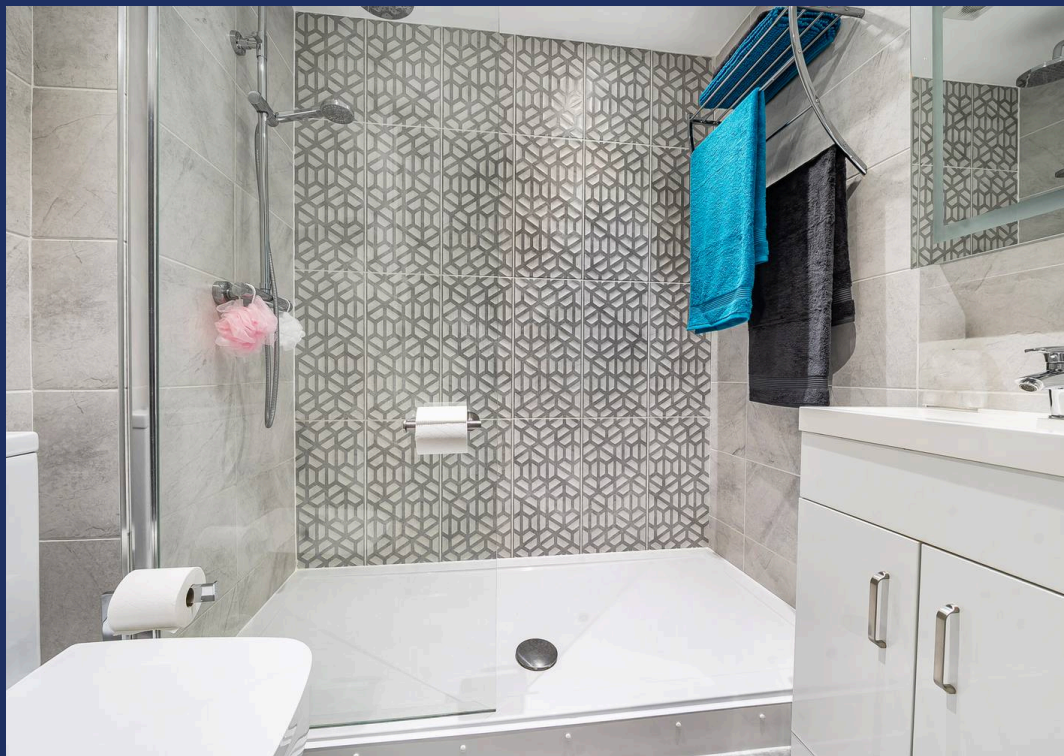
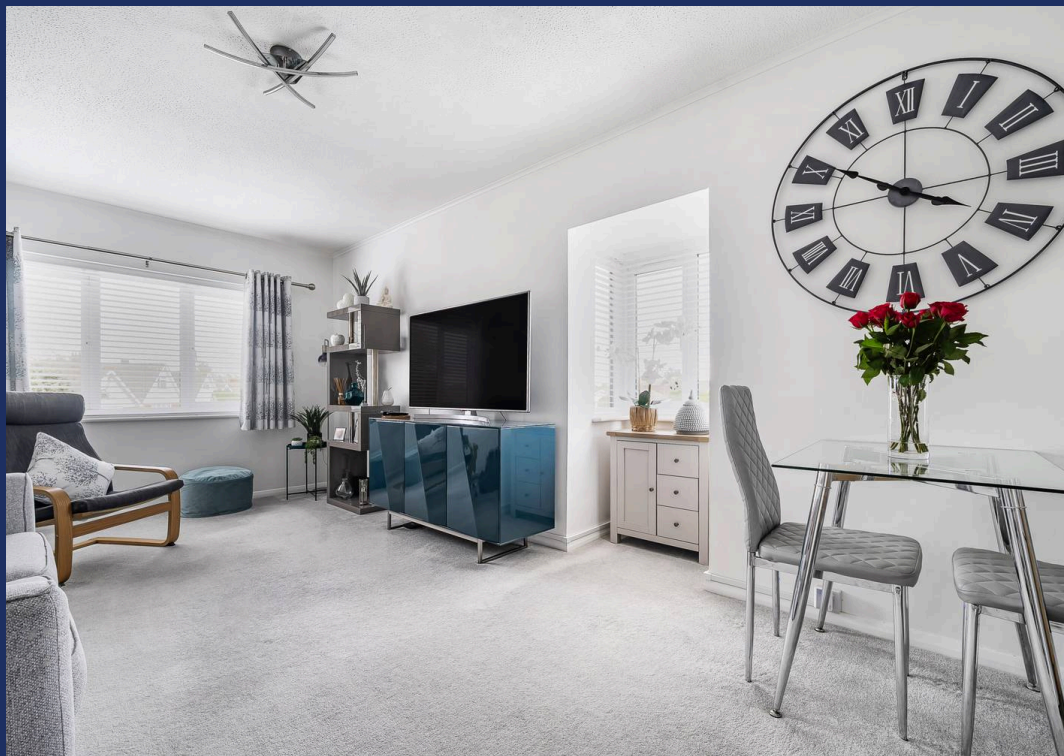
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: E



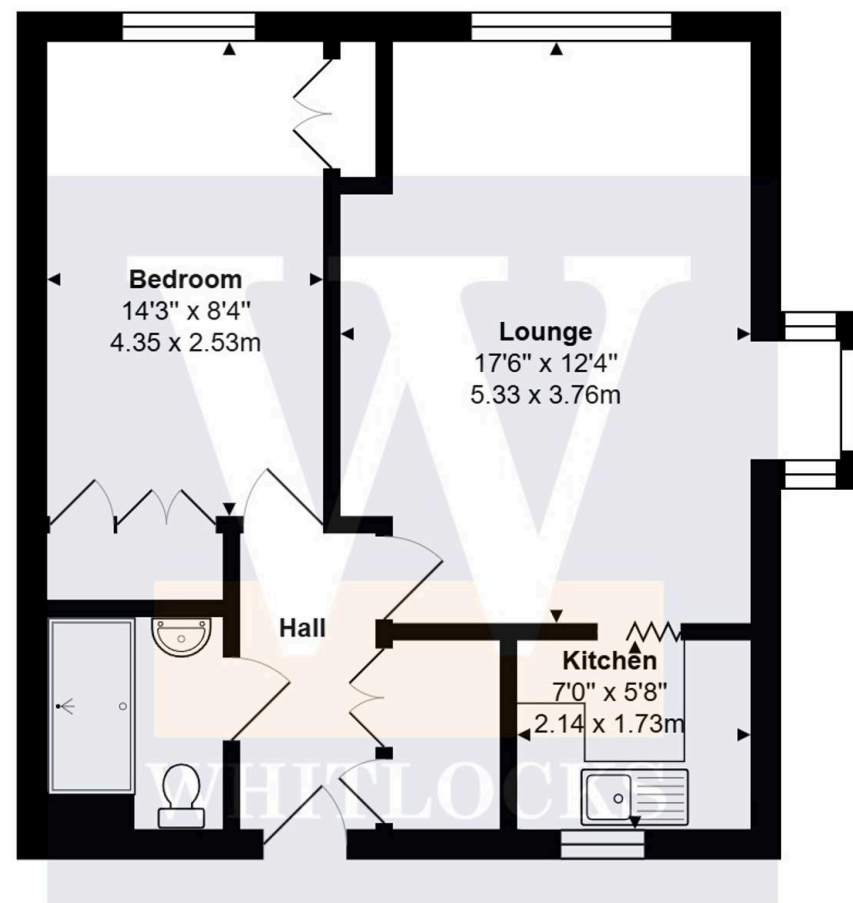






Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village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

- One Bedroom First Floor Retirement Apartment
- Refurbished in recent years and offered in immaculate condition
- Located within a popular retirement development for the over 55s
- Situated in the heart of Nyetimber Village with shops, pubs and bus links nearby
- Spacious living and dining room with a bright, welcoming feel
- Comfortable double bedroom with two built-in wardrobes
- Stylish, modern shower room
- UPVC double glazing and electric heating throughout
- Attractive and well-maintained communal gardens for residents' enjoyment
- Residents' lounge and laundry facilities, plus on-site parking and additional visitor spaces



**First Floor**

**Total Approx. Floor Area 511 ft² ... 47.5 m²**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Prepared by 1st Image 2025





# Whitlocks Estate Agents - Bognor Regis & Pagham

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