

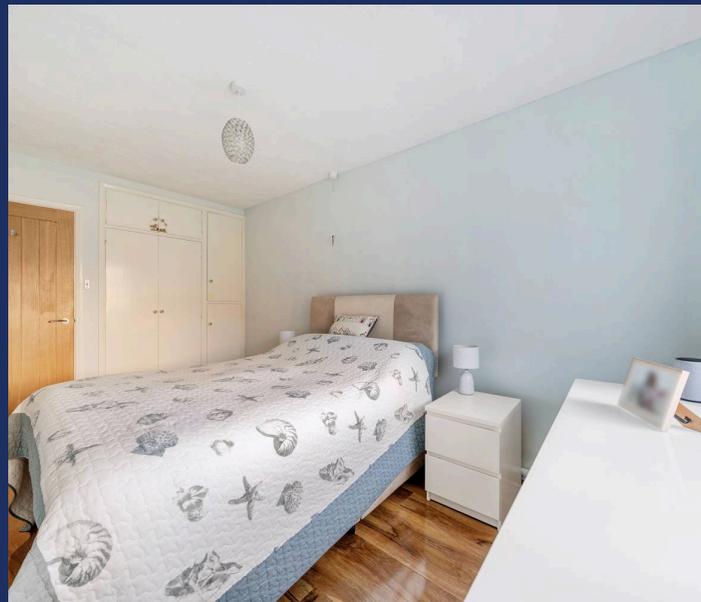


**WHITLOCKS**  
ESTATE AGENTS

Flat 2, North Lodge Pagham Road, Bognor Regis  
In Excess of £115,000



This updated, ground floor, retirement apartment has direct access to a west facing, private terrace and benefits from allocated parking. Once inside there is an entrance hall complete with storage cupboards which leads to an updated bathroom and beyond into good sized double bedroom, also with storage. The latter has a pleasant outlook over the quiet communal garden. The focal point of the accommodation is a spacious and light sitting/dining room which has direct access out onto the private west facing terrace. A modern, fitted kitchen completes the apartment. Outside the private terrace is perfect for catching the afternoon sun or alfresco dining and backs on a well-kept communal garden. The latter is mainly laid to lawn. There is an allocated parking space located close by within the development. Residents can also enjoy attractive and well-maintained communal gardens, while a communal lounge and laundry room provide additional convenience.

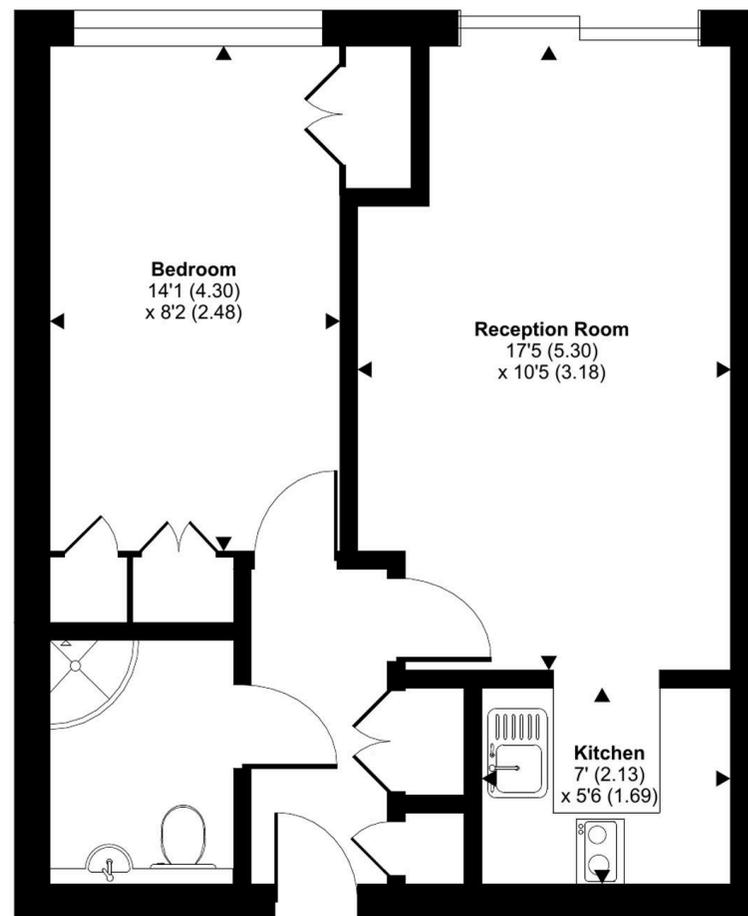


Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village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

Approximate Area = 450 sq ft / 41.8 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Whitlocks Estate Agents. REF: 1400099





## Whitlocks Estate Agents - Bognor Regis & Pagham

Whitlocks Estate Agents, 229 Pagham Road - PO21 3QD

01243 262747 • [sales@whitlocksestateagents.co.uk](mailto:sales@whitlocksestateagents.co.uk) • [whitlocksestateagents.co.uk/](http://whitlocksestateagents.co.uk/)

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E