



**WHITLOCKS**  
ESTATE AGENTS

Flat 2, Well Lodge Pagham Road, Bognor Regis  
£115,000



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

This beautifully presented one bedroom, ground floor retirement apartment has been thoughtfully modernised and is offered to the market in immaculate condition with NO FORWARD CHAIN.

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, a spacious living and dining room leading to a private patio, 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.

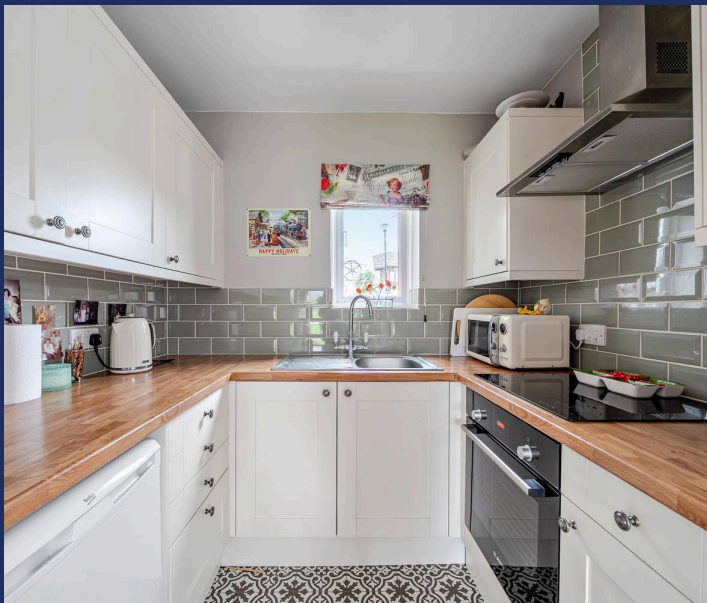
Outside, residents can enjoy attractive and well-maintained communal gardens, while a communal lounge and laundry room provide additional convenience.

Parking for residents is available on site on a first come first serve basis, with plenty of on-street parking for visitors.

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

81 years remaining on the lease.

Service charge £2,522 PA Approx



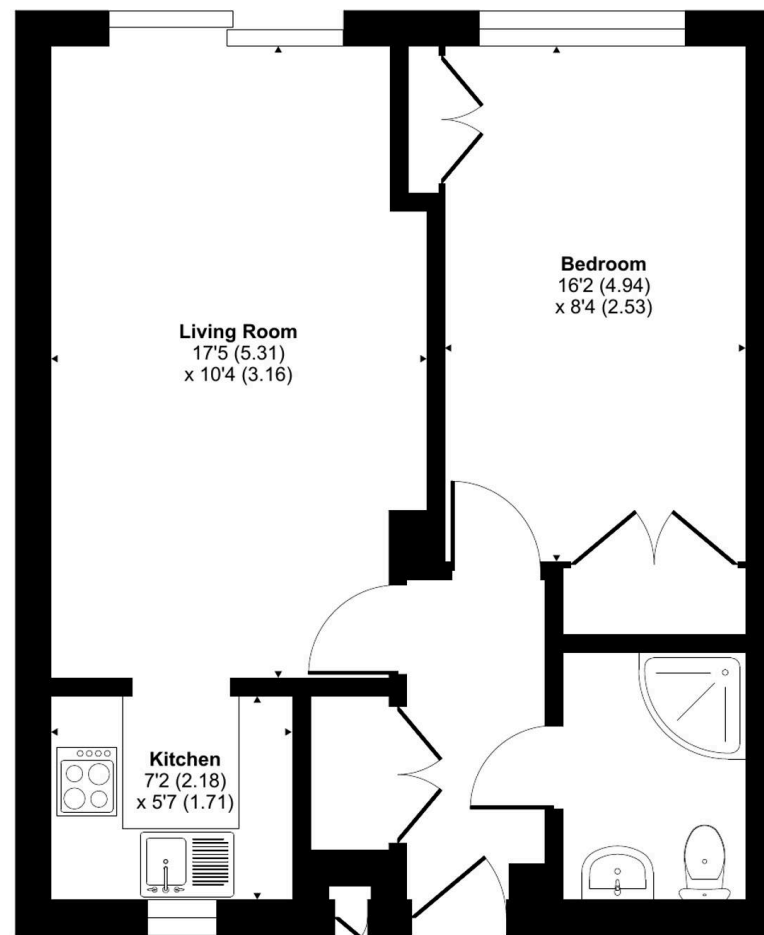
Often unheard of, other than by locals yet extremely desirable, Nyetimber is a small Village within the Parish of Pagham and is famous for its 16th and 18th century Pubs as well as the oldest Pram Race in the world! Situated inland but still within walking distance to the coast as well as Pagham Village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

Approximate Area = 446 sq ft / 41.4 sq m (excludes store)

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), © ncthecom 2026. Produced for Whitlocks Estate Agents. REF: 1402601





## Whitlocks Estate Agents - Bognor Regis & Pagham

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Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E