

## Flat 3 Madeira Parade, Bognor Regis, PO22 8DX



- One bed Studio style flat
- Open Plan kitchen/living area
- Easy reach of Town centre
- Close to transport links
- Investment opportunity



## What the agent says ...

Discover this well-presented one bedroom/studio-style apartment, offering an open-plan kitchen and living area, plus a separate shower room. The property is currently tenanted, providing a ready-made buy-to-let investment with immediate rental income. Equally, it would make a fantastic purchase for a first-time buyer seeking an affordable home in a convenient location. Situated on established bus routes and within easy reach of the town centre, the apartment benefits from excellent access to the train station, a wide range of shops, bars, and restaurants. The beautiful Hotham Park is also close by, perfect for leisure, relaxation, and outdoor activities. This property offers comfort, convenience, and strong investment potential. A must-view!

## Accommodation

**Living/Kitchen area** - 5.47m x 3.98m (17'11" x 13'0")

**Bedroom area** - 2.91m x 2.77m (9'6" x 9'1")

**Bathroom** - 1.44m x 2.78m (4'8" x 9'1")

### Lease Information:

The seller informs us that a new lease of 125 years will be executed upon completion. The current maintenance charge is between £500-£1000 per annum to include Buildings Insurance. The current Ground Rent will be zero. We have not sighted documents to evidence this and advise that should you proceed to purchase this property this should be checked by your conveyancer.

## Material Information

Council Tax: Arun District Council Band A  
 Property Type: Converted Studio apartment  
 Property Construction: Standard  
 Electricity Supply: Mains  
 Water Supply: Mains  
 Sewerage: Mains  
 Heating: Gas Central Heating  
 Broadband: ADSL  
 Parking: On-street  
 Restrictions: None

On 04/12/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	12mbps	1mbps	
Superfast	✓	54mbps	10mbps	
Ultrafast	✓	1000mbps	1000mbps	
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Variable	Variable	Good	Good
Three	Good	Good	Good	Good
O2	Variable	Variable	Good	Good
Vodafone	Variable	Variable	Good	Good

Anti Money Laundering checks at **£54 Per Purchaser** will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### IMPORTANT NOTICE

1: These particulars do not constitute part or all of an offer or contract. You should not rely on statements by Clarkes in the particulars as being factually accurate. Clarkes do not have authority to make representations about the property. 2: The measurements shown are approximate only. Potential buyers are advised to recheck the measurements before committing to travel or any expense. 3: Clarkes have not tested any apparatus, equipment, fixtures, fittings or services and buyers should check the working condition of any appliances. 4: Clarkes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Any reference to alterations or use of any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

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