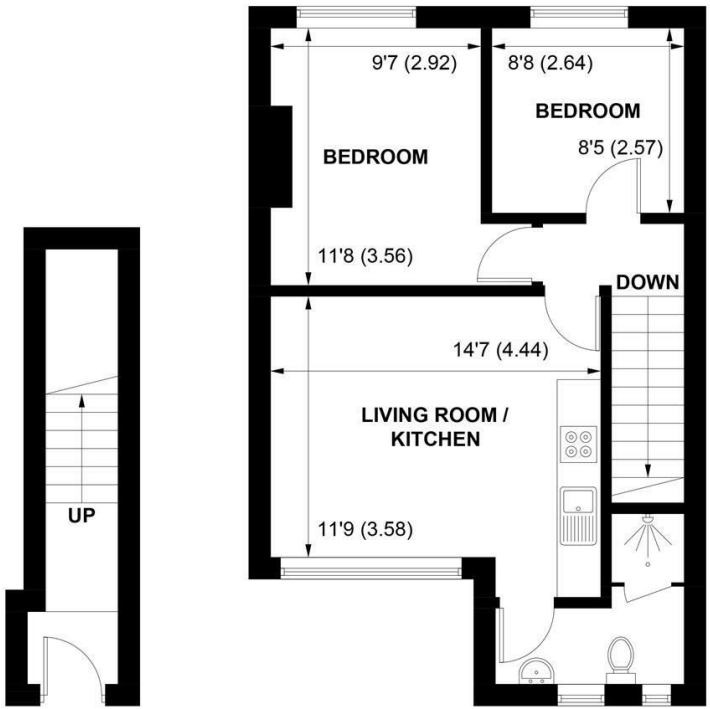
Sims Williams



5A MADEIRA PARADE, MADEIRA AVENUE, BOGNOR REGIS, WEST SUSSEX, PO22 8DX



FIRST FLOOR **SECOND FLOOR**

APPROXIMATE GROSS INTERNAL AREA = 565 SQ FT / 52.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 © Produced for Sims Williams

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£950 PCM

5A, MADEIRA PARADE, MADEIRA AVENUE, BOGNOR REGIS,

- Second Floor Flat
- Private Entrance
- Two Bedrooms
- Open Plan Kitchen/ Living Room
- Shower Room
- Electric Heating
- On Street Parking
- Close to Local Shops
- Deposit: Five Weeks' Rent

EPC RATING

Current = D
Potential = C

COUNCIL TAX BAND

Band = B

A modern two bedroom apartment situated on Madeira Parade, just a short distance from Bognor Regis town centre and the seafront.

The property benefits from its own private entrance, with stairs leading up to the apartment. Inside, there is a contemporary open plan kitchen and living area, featuring an integrated oven and hob and the space offers plenty of natural light.

The apartment offers two bedrooms, with the main bedroom being a good sized double with space for storage. The second bedroom is more compact and would accommodate a small double bed, subject to furniture requirements.

The shower room comprises a shower cubicle, low-level WC and wash hand basin.

A house cat may be considered.

Madeira Parade is conveniently positioned along Madeira Avenue in Bognor Regis, providing easy access to the town centre, with its range of shops, cafés, restaurants and local amenities. The seafront and promenade are also within easy reach, making this a convenient location for those looking to enjoy coastal living while remaining close to everyday facilities and transport links.

Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.









The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 836055
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract