



The Church Building Middleton Road

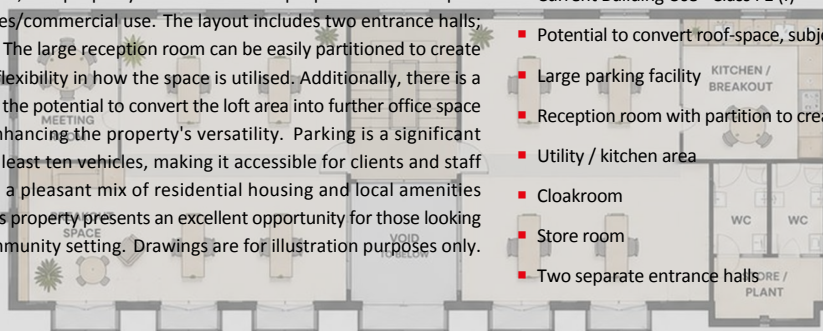
Bognor Regis, PO22 6BJ

Price £500,000

Located in Middleton-On-Sea, this impressive detached commercial property offers a unique opportunity for a variety of uses. Spanning an expansive 1,311 square feet, the building boasts a delightful character with its traditional flint-fronted exterior, making it a standout feature in the area. Currently designated for Class F1 (f) use, this property is well-suited for purposes such as a pre-school, health facility, fitness use, offices/commercial use. The layout includes two entrance halls, cloakroom, and utility / kitchen facility. The large reception room can be easily partitioned to create two separate sizeable rooms, offering flexibility in how the space is utilised. Additionally, there is a store room for extra storage needs, and the potential to convert the loft area into further office space subject to usual planning consents, enhancing the property's versatility. Parking is a significant advantage, with space available for at least ten vehicles, making it accessible for clients and staff alike. The immediate locality features a pleasant mix of residential housing and local amenities adding to the appeal of this location. This property presents an excellent opportunity for those looking to establish a business in a vibrant community setting. Drawings are for illustration purposes only.

Tenure: freehold. EPC - C.

- Detached character property
- Traditional construction
- Current Building Use - Class F1 (f)
- Potential to convert roof-space, subject to planning
- Large parking facility
- Reception room with partition to create two large separate rooms
- Utility / kitchen area
- Cloakroom
- Store room
- Two separate entrance halls



SPACE POTENTIAL

- Excellent head height throughout
- Dormers provide natural light and external outlook
- Enhanced plan-plan office configuration
- Individual workstation facilities for enhanced comfort
- Kitchen and welfare facilities incorporated within the design
- Strong potential to enhance rental and capital value

TRANSFORMING SPACE, CREATING VALUE

A loft conversion with front dormers unlocks the potential of your existing building, creating a modern, open-plan office space without extending the footprint.

KEY BENEFITS

- ✓ Provides additional office space within existing roof space
- ✓ Enhanced head height and natural light
- ✓ Flexible workstations
- ✓ High-quality environment supporting productivity
- ✓ Attractive space for owner-occupiers and investors
- ✓ Modern, energy-efficient workplace
- ✓ Future-proof accommodation for growing businesses

Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.

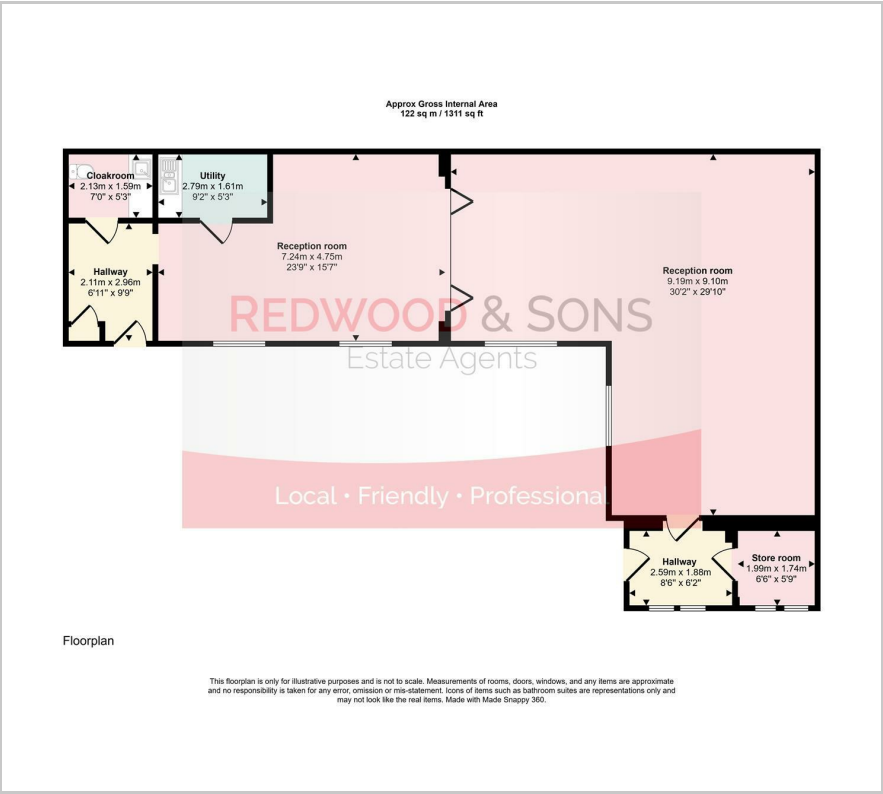


PROPOSED EXTERIOR (DORMER OPTION)



- ADDITIONAL VALUE DRIVERS**
- Creation of premium workspace within the existing building envelope
 - Enhanced kerb appeal through attractive dormer additions
 - Strong appeal to professional occupiers
 - Opportunity to improve sustainability credentials
 - Ample on-site parking provision
 - Flexible accommodation suitable for a range of business uses

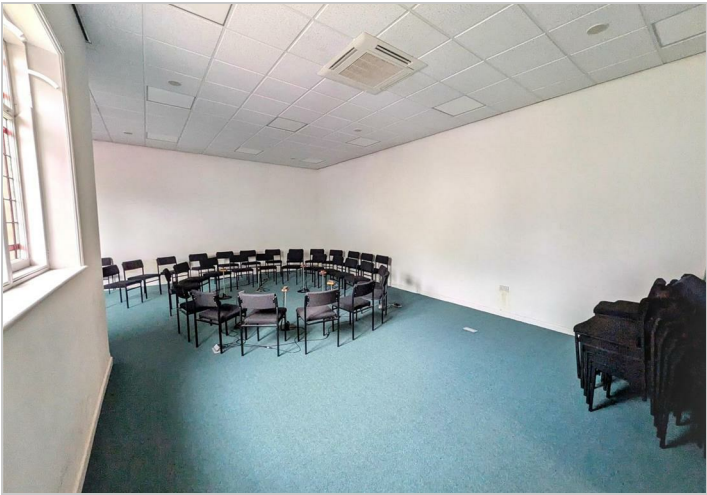
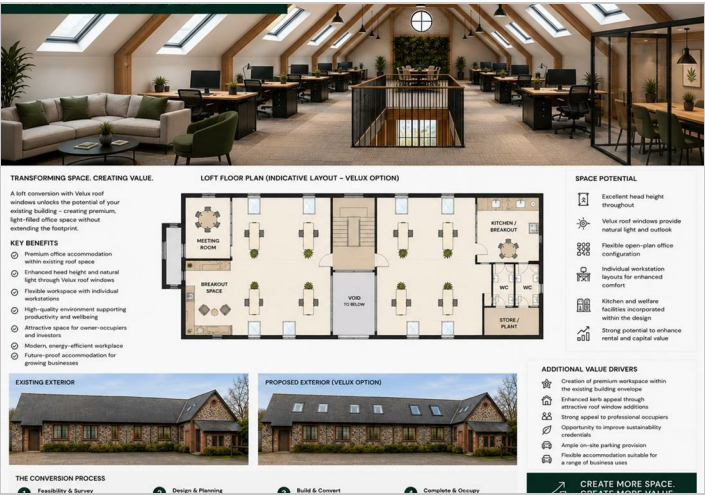
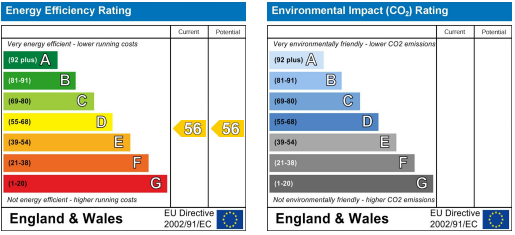
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk <https://www.redwoodandsons.co.uk>