



**Briarwood Workshop and Studio, Bepton Road, Midhurst, West Sussex, GU29 9HH**  
Offers Over £500,000





## Briarwood Workshop and Studio, Bepton Road, Midhurst, GU29 9HH

Freehold / EPC - D / Council Tax Band C

- Potential Development Opportunity (Subject to Necessary Planning Consent)
- Two/Three Bedroom, One Bathroom Maisonette
- 34'5 x 33'10 ft Workshop
- 18'1 x 17'1 Additional Workshop
- Yard with Various Outbuildings
- Freehold
- Workshop Business Rates £80pcm
- Off Road Parking

Midhurst stands as a quintessential English market town, infused with a rich tapestry of history and natural beauty.

Bordered by the sprawling greens of the South Downs National Park, Midhurst enjoys a privileged position, offering both tranquillity and easy access to nature. The town itself exudes an air of timeless charm, with its cobblestone streets, winding past historic buildings.

The vibrant market square offers an array of independent shops, cafes and traditional pubs, whilst nature enthusiasts can enjoy leisurely strolls along the banks of the River Rother or exhilarating hikes across the rolling hills of the South Downs.

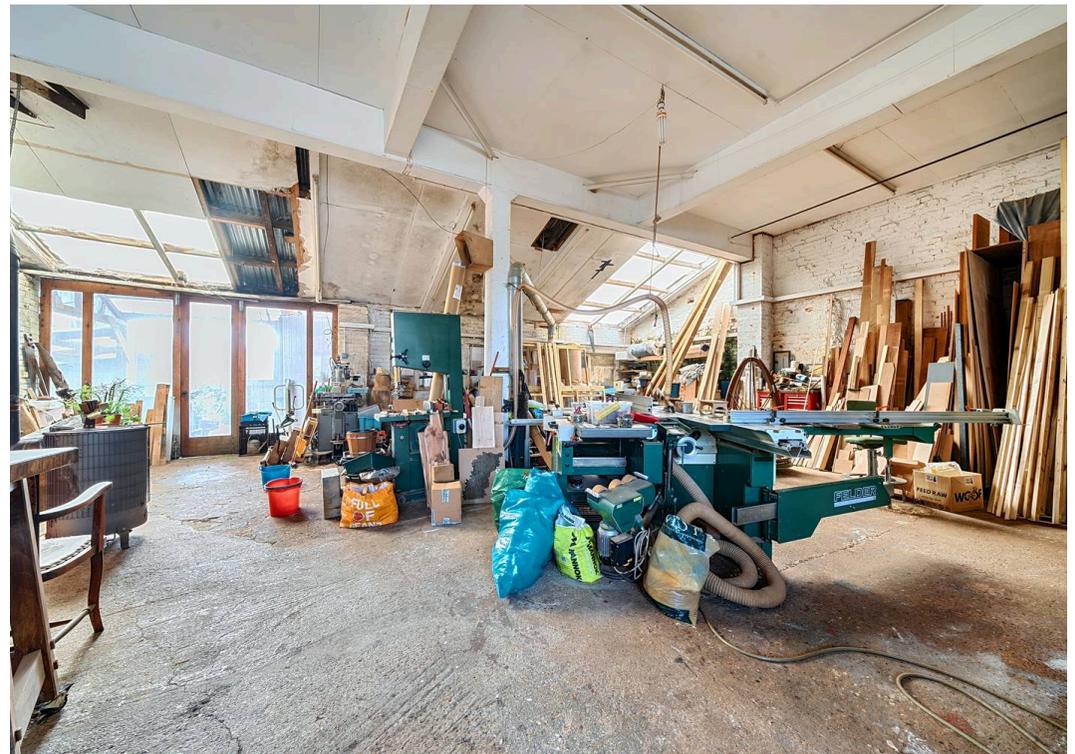
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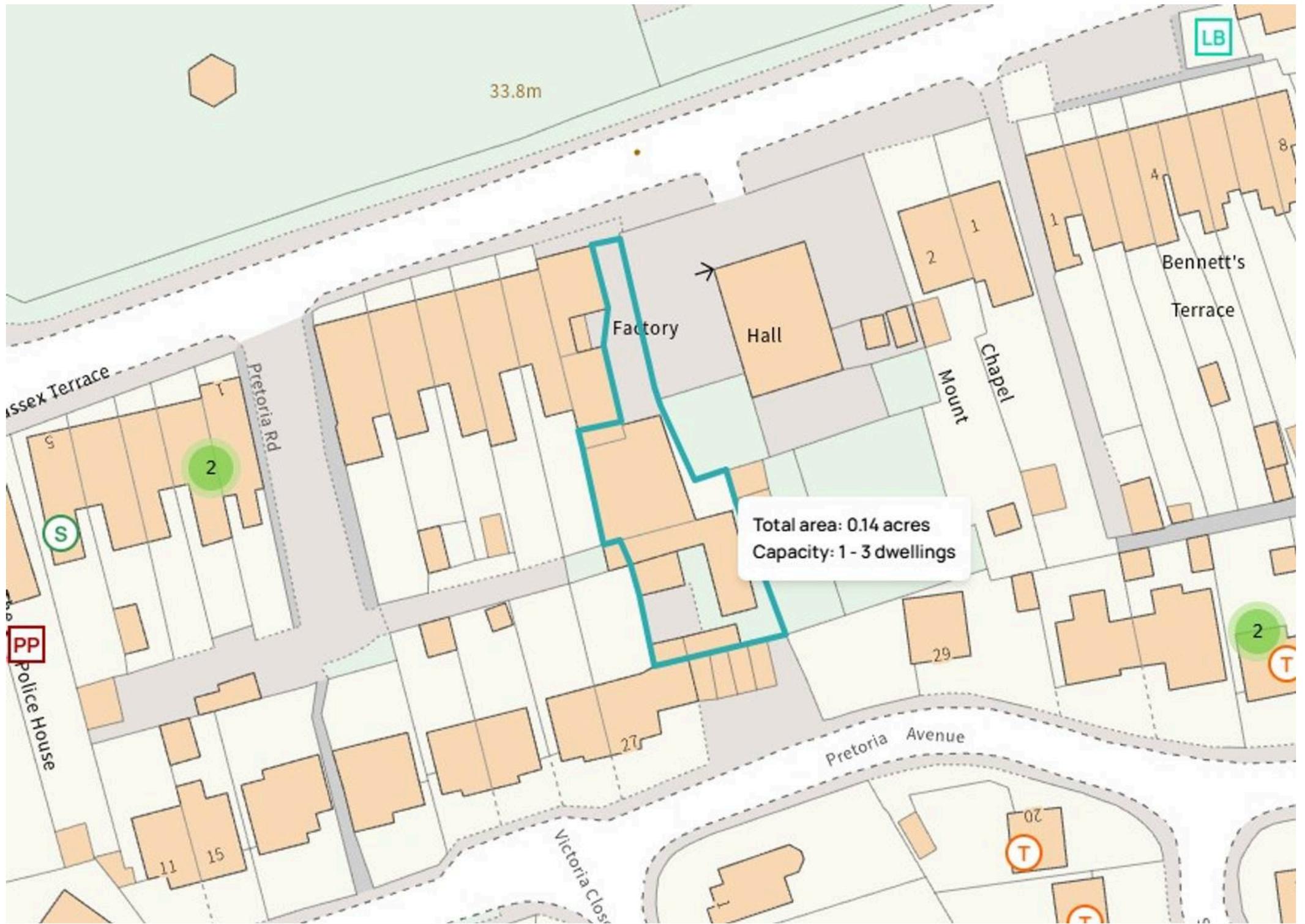
This unique freehold property presents a rare opportunity for buyers seeking versatility, space, and potential development (subject to the necessary planning consent).

The accommodation comprises a spacious two/three-bedroom, one-bathroom maisonette, offering although comfortable living quarters with well-proportioned rooms and ample natural light, would significantly benefit from updating throughout. There is a south facing balcony with far reaching views. Below the living space is a substantial workshop, currently used as a woodwork studio, measuring approximately 34'5 x 33'10 feet, providing an expansive area suitable for a variety of uses, from light industrial work to storage or creative studio space. The property benefits from a current business rates liability of only £80 per calendar month, making it a cost-effective option for small business owners or entrepreneurs. With its flexible layout and generous proportions, this property offers significant scope for further enhancement or conversion, subject to obtaining the relevant planning permissions.

Externally, the property boasts a large yard with various outbuildings, offering extensive outdoor storage and workspace. The outdoor space is fully enclosed, ensuring privacy and security, and presents an excellent opportunity for those needing substantial external areas in addition to internal accommodation. This property is ideal for buyers looking for a home and workspace combined, or for those seeking a site with development potential in a convenient location. Early viewing is highly recommended to appreciate the flexibility and possibilities this property offers.







33.8m

LB

Factory

Hall

Bennett's  
Terrace

Essex Terrace

Pretoria Rd

Mount  
Chapel

Total area: 0.14 acres  
Capacity: 1 - 3 dwellings

PP

Police House

2

T

Pretoria Avenue

Victoria Close

20

T

T

11

15

27

29

S

2

2

1

1

4

8







## Briarwood Workshop and Studio, Bepton Road, Midhurst

Approximate Area = 1040 sq ft / 96.6 sq m

Outbuildings = 1849 sq ft / 171.7 sq m

Total = 2889 sq ft / 268.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © natchecom 2026. Produced for Henry Adams. REF: 1432621



## Henry Adams – Midhurst

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views.