



TRANSFORMING SPACE, CREATING VALUE.
A full consultation with your business, whether the plan is to start trading, looking for a new premises, or to lease office space without entering the market.

KEY BENEFITS

- Flexible office environment
- Suitable for start-ups
- Suitable for established businesses
- Suitable for residential conversions
- Suitable for retail conversions
- Suitable for large office buildings
- Suitable for conversion projects

LOFT FLOOR PLAN (INDICATIVE LAYOUT)

SPACE POTENTIAL

- Excellent head heights
- Dynamic open-plan office space
- Flexible open-plan office environment
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- Suitable for retail conversions
- Suitable for large office buildings
- Suitable for conversion projects

ADDITIONAL VALUE DRIVERS

- Excellent location
- Excellent transport links
- Excellent parking facilities
- Excellent amenities
- Excellent security
- Excellent energy efficiency
- Excellent sustainability

EXISTING EXTERIOR **PROPOSED EXTERIOR (DORGE OPTION)**

THE CONVERSION PROCESS **CREATE MORE SPACE**

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LOFT FLOOR PLAN (INDICATIVE LAYOUT - VELLE OPTION)

SPACE POTENTIAL

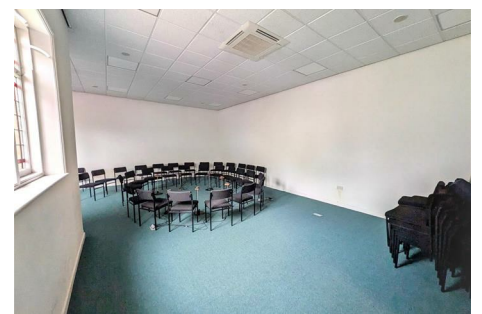
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EXISTING EXTERIOR **PROPOSED EXTERIOR (VELLE OPTION)**

THE CONVERSION PROCESS



The Church Building Middleton Road

Bognor Regis, PO22 6BJ

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.

Price £500,000

The Church Building Middleton Road

Bognor Regis, PO22 6BJ



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

Hallway

6'11" x 9'8" (2.11 x 2.96)

Cloakroom

6'11" x 5'2" (2.13 x 1.59)

Utility

9'1" x 5'3" (2.79 x 1.61)

Reception room

23'9" x 15'7" (7.24 x 4.75)

Reception room

30'1" x 29'10" (9.19 x 9.10)

Store room

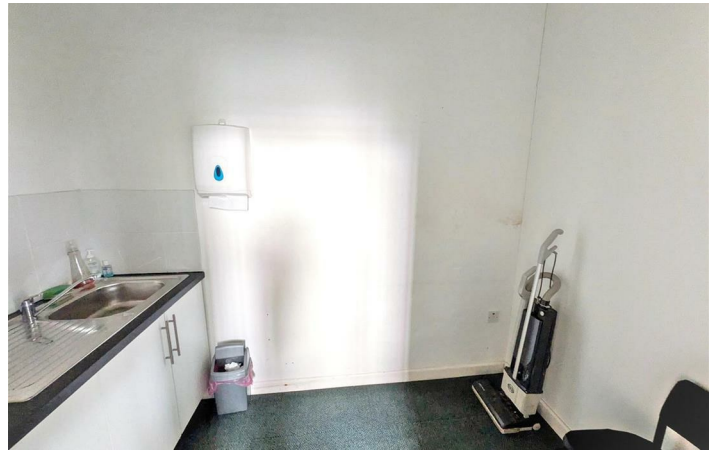
6'6" x 5'8" (1.99 x 1.74)

Hallway

8'5" x 6'2" (2.59 x 1.88)

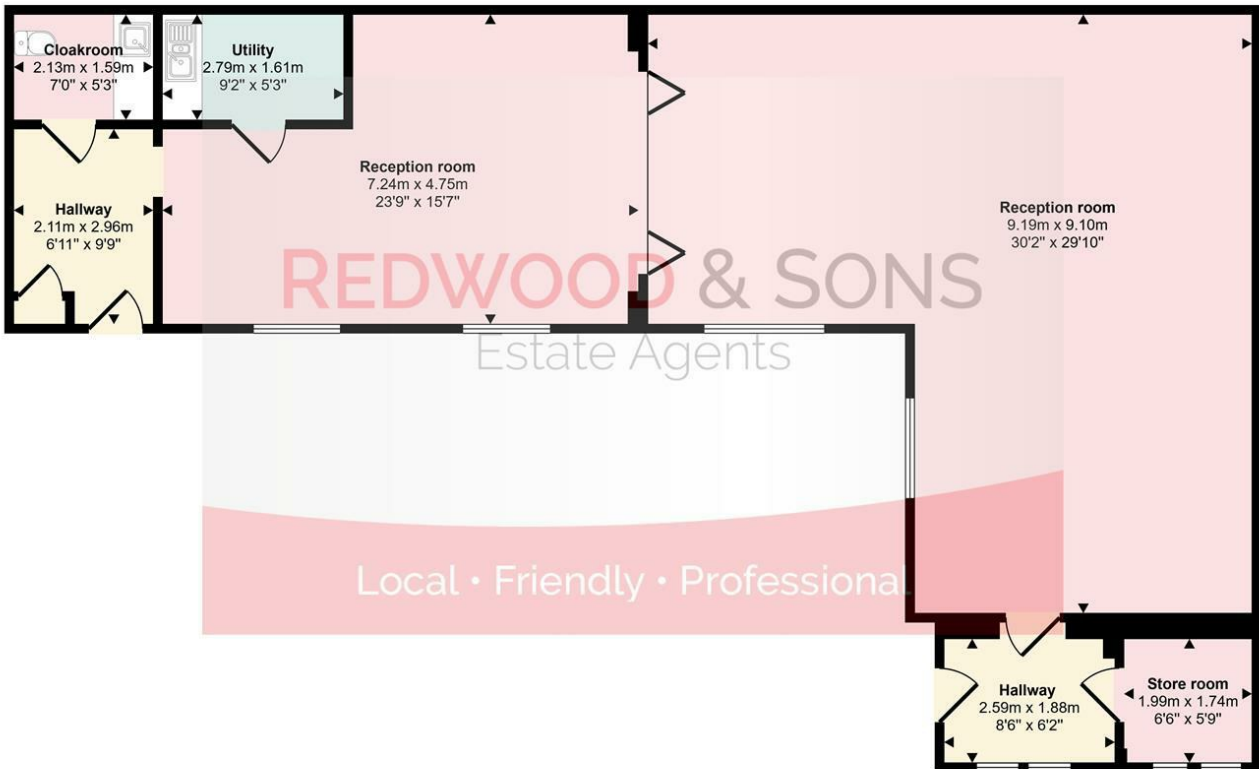


Directions



Floor Plan

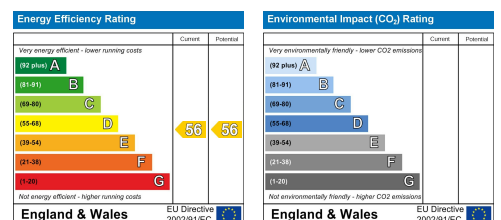
Approx Gross Internal Area
122 sq m / 1311 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.



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Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)