



BOGNOR REGIS

GUIDE PRICE: £675,000 Freehold

Old Manor House Nursing Home, 1 Summerly Lane, Felpham, Bognor, PO22 7HN

- EXTENSIVE COMMERCIAL FREEHOLD SITE FOR SALE
- SUIT NURSING/CARE HOME USE
- POTENTIAL FOR DEVELOPMENT (STPC)
- EXTENSIVE FRONTAGE ONTO A259
- TRUNK ROAD
- REAR GARDEN / PARKING SPACES / PASSENGER LIFT

LOCATION

The property is situated in a very prominent position on A259 Felpham Way which provides access along the southcoast linking all towns and villages. Bognor Regis is approximately 4 miles to the west, Littlehampton 6 miles to the east and Arundel 9 miles northeast. Located on the corner of Summerly Lane and Felpham Way the property is directly opposite the Total Petrol Station and close to the Co-Op supermarket.

DESCRIPTION

The property comprises of a former 17 bedroom nursing home. The property suits a continued C2 use class (nursing home, residential school/training centre). It is also considered suitable for change of use to D1 (medical and health services, crèche/day nursery, surgery) subject to required planning consents.

Redevelopment to residential living accommodation is considered suitable, subject to planning consents.

Side road (Old Manor House Gardens) provides access to rear parking and gardens. The property has been refurbished and extended over the years and sits on a total land site of approximately 12,000 sq ft (0.28 acres).

ACCOMMODATION

Ground Floor

8 Bedrooms
Lounge/Dining Area
Conservatory
Bathroom
Kitchen
Laundry Room

First Floor

9 bedrooms
Bathroom
Office
WC
Sluice Room

Passenger Lift

External

Front and rear gardens
Private parking

GUIDE PRICE

£675,000 Freehold

TENURE

The property is available for sale with vacant possession.

PLANNING

All interested parties must make their own enquiries with Arun District Council on 01903 737756

BUSINESS RATES

All interested parties are asked to contact Worthing Borough Council direct on 01903 221061.

LEGAL COSTS

Each party to pay their own legal costs if incurred.

VIEWING

Strictly by appointment through Michael Jones & Co.

Contact **Steve Berrett** or **Jon Justice**

01903 228602 or commercial@michaeljones.co.uk



PRIVATE PARKING TO REAR

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers/Tenants are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct, however, neither Michael Jones nor their client guarantees their accuracy nor are they intended to form any part of a contract. No person in Michael Jones employment has authority to give representation or warranty in respect of this property.

VAT: Under the Finance Act 1989 VAT may be chargeable on the sales and rentals of commercial property. Applicants are advised to make their own enquiries to establish whether or not VAT is chargeable prior to entering into an agreement.