

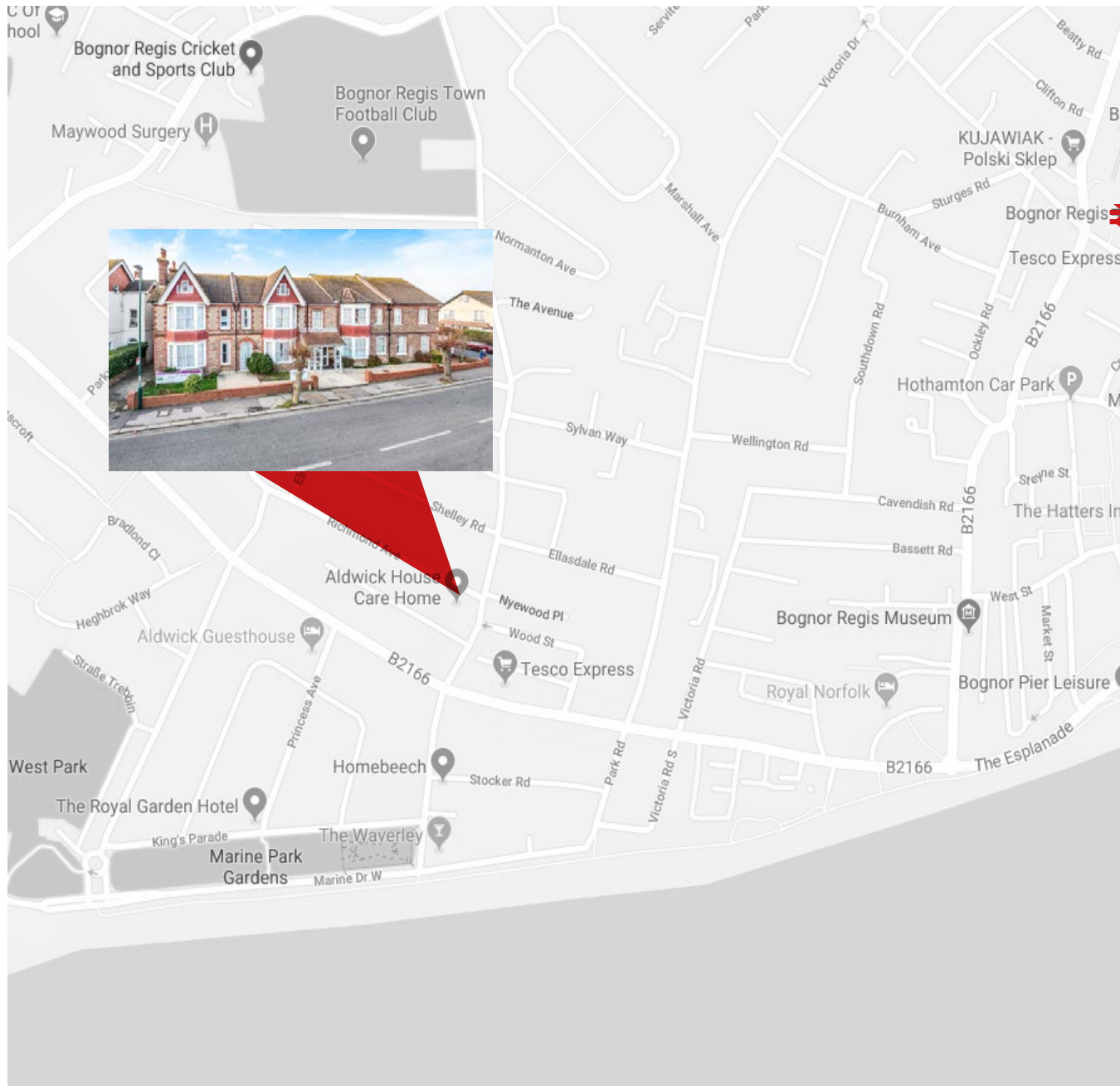


Aldwick House, 41-45 Nyewood Lane, Bognor Regis, West Sussex PO21 2SJ

Vacant former care home for sale - potential for a variety of uses (stpp)

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- Vacant former care home for sale
- 32 bedrooms – approx. 11,336 sqft in all
- Attractive building in a predominantly residential setting
- Just a quarter mile from the seafront
- Potential for a variety of uses (stpp)
- OIEO £1,100,000 f/h

DESCRIPTION

An attractive and imposing detached property operated until February 2019 as a 32 bedroom nursing home. The home has now closed, and the property is offered for sale on a freehold basis with full vacant possession. Occupying a 0.27 acre corner plot and arranged largely over two stories with several small attic rooms, the property extends to approx. 1,053.1 sqm / 11,336 sqft. It briefly comprises 32 bedrooms (12 with some en-suite facilities), 11 bathrooms/WC's, 2 kitchens, 2 offices, laundry room, sluice rooms, stores and a large lounge. Externally, the property offers a small rear garden and parking for several vehicles. Presented in fair condition throughout, the property appears suitable for continued C2 use, or for a variety of other purposes including a hotel, hostel, surgery, educational facility, for conversion to residential apartments or a HMO (stpp).

LOCATION

Bognor Regis is a popular seaside town on the West Sussex coast approx. 7 miles South East of Chichester. Portsmouth is approx. 20 miles to the West, whilst Brighton is 25 miles due East. Bognor is a relatively affluent town with a busy town centre, and a station that offers regular services to and from London Victoria via Horsham, Crawley and Croydon. The subject property is prominently positioned on the corner of Nyewood Lane and Richmond Avenue, close to the junction with Aldwick Road (B2166). The open seafront and Marine Park Gardens are just a short walk from the property.



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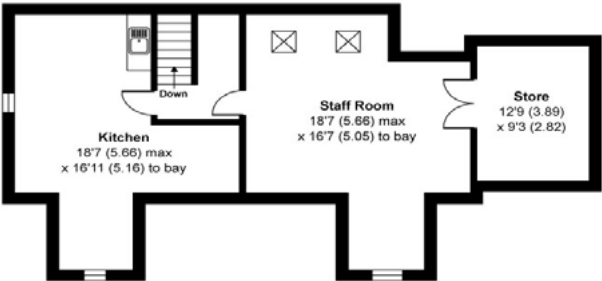
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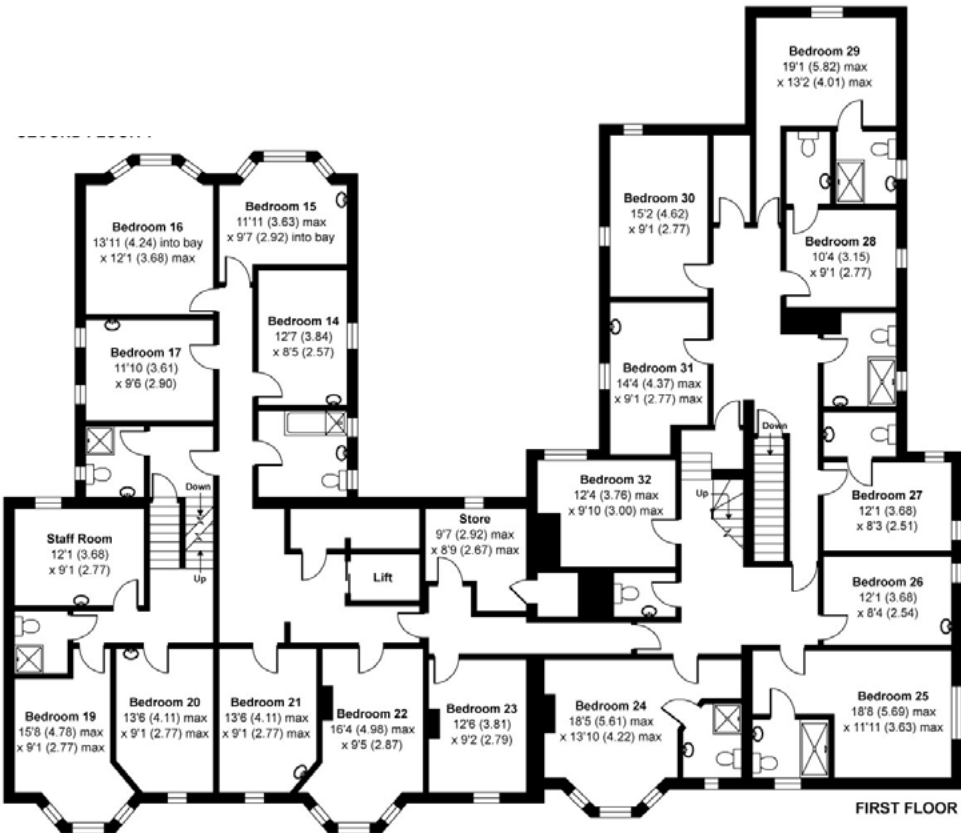
FLOORPLAN



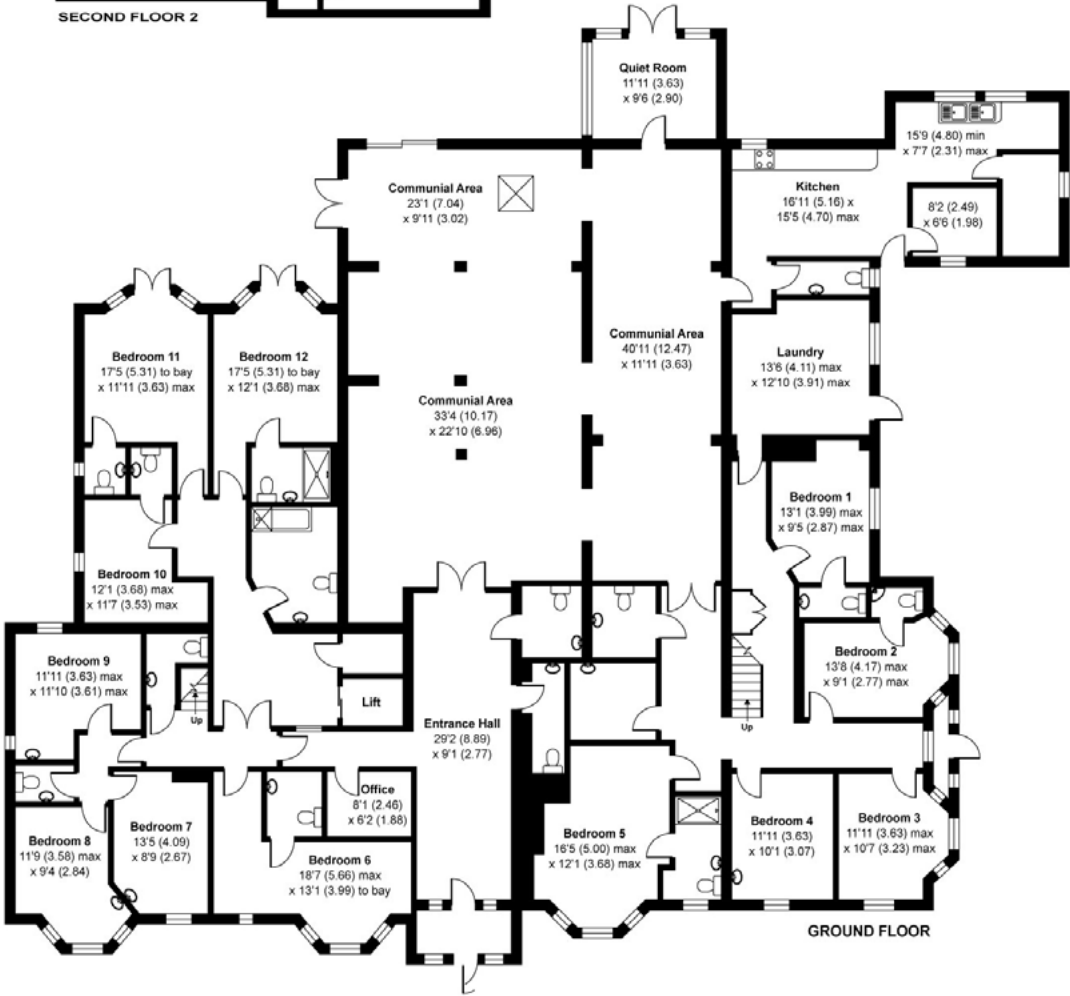
SECOND FLOOR 1



SECOND FLOOR 2



FIRST FLOOR



GROUND FLOOR



SERVICES

We understand the property is connected to all mains services, however, interested parties are advised to make their own enquiries in this regard.

TERMS

Unconditional offers in excess of £1,100,000 are invited for the vacant freehold interest, subject only to contract. A deadline for offers is likely to be set and therefore interested parties are advised to contact our offices for further information in this regard.

VAT

We understand that VAT is not applicable in this matter.

EPC

The property sits within band C. An EPC is available upon request.

VIEWINGS

Block viewings will be held. Please contact our offices on 020 8315 5454 for the next viewing date.



**For more
information
contact:
Jeff East or Adam
Hosking
020 8315 5454**



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Acorn as our vendor's agents have endeavoured to check the accuracy of these sales particulars, but however can offer no guarantee, we therefore must advise that any prospective purchaser employ their own experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested.



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