

Bognor Regis Methodist Church,
76 High Street, Bognor Regis, West Sussex,
PO21 1RZ



**CHURCH / COMMUNITY /
DEVELOPMENT (stpc)**

5,997 Sq Ft
(556 Sq M)

GUIDE PRICE: £765,000

Rare Freehold Opportunity To Acquire Substantial Town Centre Church Building

- + Situated in Heart of Bognor Regis Town Centre Close To All Town Centre Amenities & Popular Seafront
- + Freehold For Sale (Not Listed)
- + Substantial Former Church Building Over Ground & First Floors with On-site Parking For 3 Vehicles
- + Suit Owner Occupiers / Investors & Developers (stpc)
- + Suit Variety of Uses (subject to obtaining any necessary planning consents)
- + Unconditional Offers Invited. Block Viewings Available



Location

Set in the heart of Bognor Regis town centre in Waterloo Square is a substantial and beautifully designed church premises. This property, which is locally listed and within a conservation area, is located at the western end of the High Street surrounded by a variety of national and independent stores including Morrisons, Iceland, HSBC, Natwest and William Hill. The street benefits from a variety of parking opportunities whilst the towns main railway station, with its regular services along the south coast and north to London (journey time of 2 hours), is situated less than 0.5 miles from the subject property. Waterloo Square is a stones throw from the busy & popular seafront and is located close to the Butlins resort which brings a large number of tourists to the area throughout the year. Bognor is a popular town located approx. 20 miles west of the seaside town of Worthing, 7 miles east of the cathedral city of Chichester and 25 miles east of Portsmouth.

Description

This imposing, prominent, detached property which opened its doors for the first time in April 1925 is constructed of traditional brick walls under a tile hung pitched roof.

The property comprises of a ground floor former church premises with various ancillary rooms and a first floor providing offices, balcony (seating area), welfare facilities and a secondary meeting room. Externally there is a tarmac front parking area suitable for approx. 3 cars. The overall site is approx. 8,258 Sq Ft (0.190 acres). The Church was used for a variety of church related uses but closed its doors in October 2025.

There are multiple access points to the building. The main hall is accessed via glazed doors leading to a small entrance foyer with recently refurbished WC's. The main church hall with excellent 25ft ceiling height has capacity to seat in excess of 100 with an additional rear lounge area. The hall has a pulpit and traditional organ. Off the main hall is a former vestry room.

The ground floor also houses a ministers office with private WC, former kitchen and a substantial secondary hall with in built kitchen. This room has direct street access if required. The property has a very small basement accessed via steep concrete stairs which are located within the boiler room. The first floor is accessed via internal stairs and provides three further office rooms, a kitchen, WC's and a large meeting room which we believe was used for musical rehearsals.

Within the striking tower is a further stairwell which leads to a balcony level overlooking the main church hall. Pew seating for approximately 45/50 parishioners in this area.

Internally the property does require some refurbishment to bring it up to standard of modern day but given its age and use this shouldn't be unexpected. The property benefits from gas central heating (not tested), mixture of single and secondary double glazing, carpeting throughout, ample electrical points, various light fittings and is presented to the market with full vacant possession ready for a purchaser to fit out.

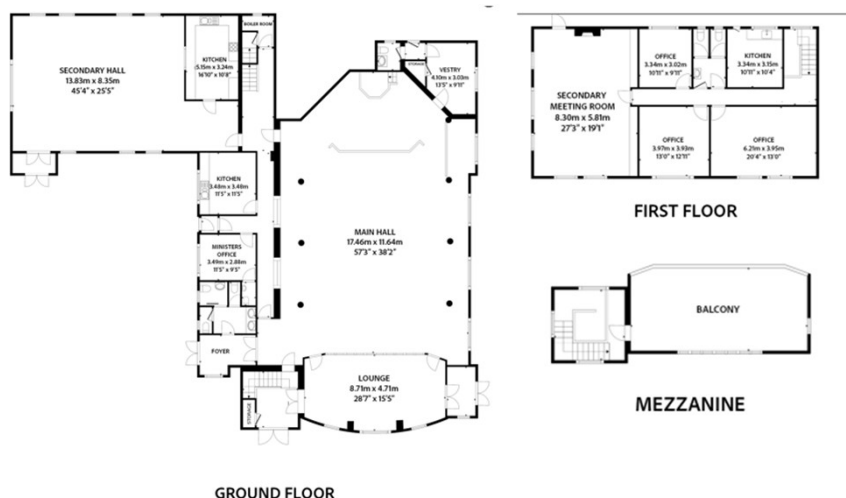




Accommodation

Ground Floor	SQ FT	SQM
Foyer	70	6
WC Block	117	11
Main Hall	2,187	203
Lounge	440	41
Vestry Room	144	13
Ministers Office	109	10
Kitchen	130	12
Secondary Hall (inc Kitchen)	1,332	124
Boiler	25	2
First Floor		
Kitchen	113	10
Office One	265	25
WCs	67	6
Office Two	175	16
Office Three	108	10
Meeting Room	522	49
Basement		
Storage	193	18
Total	5,997	556

Floor Plans



Planning

We understand that the church buildings have until recently mainly been used for purposes now falling within Class F1 (Learning and non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987. This class includes places of worship, museums, public libraries and public halls. Other uses are likely to require planning permission. Interested parties are asked to undertake their own planning enquiries prior to submitting any offer

Summary

- + **Guide Price** - £765,000
- + **VAT** – Not To Be Charged
- + **Legal Costs** – Each Party to Pay Their Own
- + **EPC** – N/A
- + **AML** - In accordance with Anti-Money Laundering requirements, two forms of identification will be required from the purchaser or tenant and any beneficial owner together with evidence/proof identifying the source of funds being relied upon to complete the transaction

Viewing & Further Information

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