



- PRIME SEAFRONT LOCATION
- ANNEX / COMMERCIAL OPTIONS
- SEA VIEWS
- BALCONY

171 Brighton Road, Worthing, BN11 2EX

Guide Price £765,000

\* £765,000 to £830,000 (Guide Price) \*

W Welch Estate Agents are thrilled to bring to the market this remarkable seafront property. Situated in the heart of the vibrant seaside community and just a 10-min stroll along the promenade to reach the Pier or the heart of town, Worthing boasts an elegant setting for those relocating from Brighton or London.



## Property Description

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From both the ground floor living room and the first-floor living room (which could be transformed into an exquisite master bedroom), you can enjoy unobstructed, balcony sea views inviting you to bask in the tranquillity of the surroundings. Historically serving as a hotel, this house is registered as a residential property with an expansive plot and available loft space providing ample opportunities for future extensions and development, pending necessary approvals. This home currently uses two bedrooms as treatment rooms, so could be suitable to a freelancer or budding entrepreneur.

The owner has meticulously updated the property whilst preserving its' original charm incorporating a hardwired fire alarm system and double-glazing, all in a style that harmoniously complements the property's period features.

This 5-bedroom seafront property serves as more than just a home; it's a lifestyle. Don't miss the opportunity to make it yours. Viewing is essential to truly appreciate the generous size and potential of this property.





**ENTRANCE HALL**

**RECEPTION ROOM**

17' 3" x 15' (5.26m x 4.57m)

**KITCHEN/BREAKFAST ROOM**

15' 5" x 14' 9" (4.7m x 4.5m)

**BEDROOM FIVE**

10' 6" x 9' 5" (3.2m x 2.87m)

**WC**

**BEDROOM FOUR**

11' 5" x 9' 7" (3.48m x 2.92m)

**RECEPTION ROOM**

13' 3" x 9' 5" (4.04m x 2.87m)

**HALLWAY TWO**

**LIVING ROOM**

20' 2" x 17' 4" (6.15m x 5.28m)

**BALCONY**

**BEDROOM ONE**

15' 7" x 9' 8" (4.75m x 2.95m)

**EN SUITE SHOWER ROOM**

**WC**

9' 8" x 6' 3" (2.95m x 1.91m)

**BEDROOM THREE**

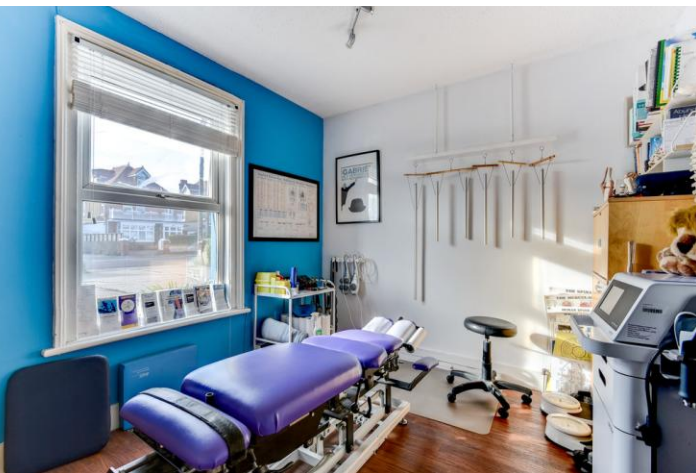
11' 7" x 9' 8" (3.53m x 2.95m)

**OFFICE**

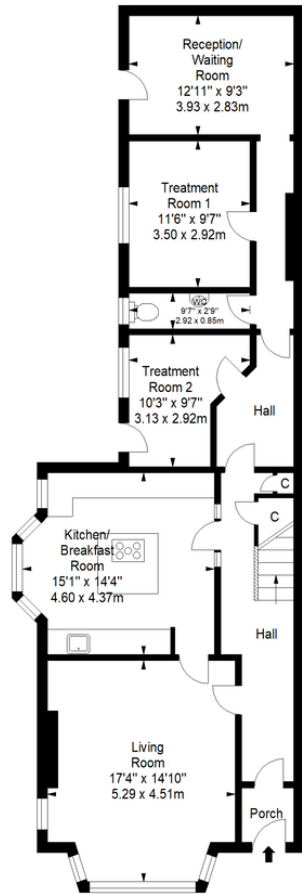
10' 3" x 6' 2" (3.12m x 1.88m)

**BEDROOM TWO**

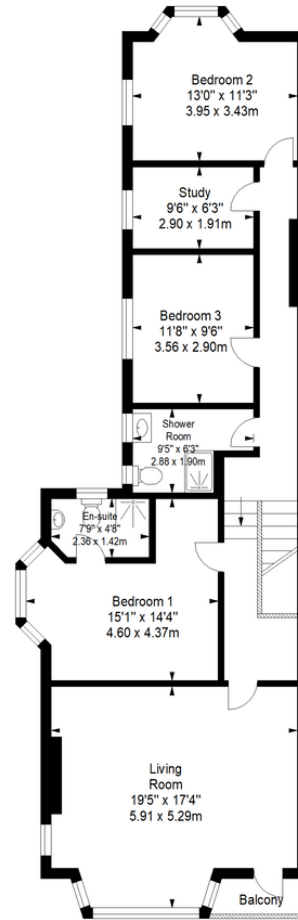
13' 3" x 11' 2" (4.04m x 3.4m)



Ground Floor



First Floor



Approximate gross internal floor area 199.7 sq m/ 2149.6 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements