

Robert
Luff & Co

Salisbury Road, Worthing

Freehold - Offers In Excess Of £1,400,000



8



6



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Description

We are delighted to offer to the market this rare opportunity to acquire a former convent with planning permission to turn each dwelling into a residential property (Application no. AWDM/0585/25), set on a generous double plot in a prime central location. Just a short walk from town centre shops, the seafront, restaurants and the mainline station, the property also offers ample parking across four driveways and is available with no forward chain.

The building is well suited for conversion into a substantial detached family home, subject to the necessary consents. The layout offers potential for up to eight bedrooms, two bathrooms, two ground floor WCs and six reception rooms. The property also benefits from a west facing garden and no forward chain.

Key Features

- Double Plot Detached Home
- Close to Town Centre & Mainline Station
- Six Reception Rooms
- West Facing Private Rear Garden
- Council Tax Band G
- Excellent Conversion Potential
- Eight Bedrooms
- Ample Parking
- No Forward Chain





No 19

Door leading into:

Entrance Vestibule

Tiled floor, outer lighting, original stained glass door leading into:

Reception Hallway

Two double glazed leaded light windows to front, radiator, feature fireplace, beautiful original oak staircase leading up to the first floor landing, built-in under stairs storage cupboards, picture rail, door leading into:

Living Room

5.17 x 4.22 (16'11" x 13'10")

Two double glazed stained glass windows to front overlooking the garden, a full length centralised stained glass window to front aspect, again overlooking the garden, beautiful oak feature fireplace with tiled insert, TV aerial, radiator, and picture rail.

Formal Dining Room

4.19 x 4.15 (13'8" x 13'7")

Double glazed leaded light window to rear overlooking into the conservatory, radiator, two double glazed stained glass windows to front and rear aspect, decorative wall light, picture rail, radiator, space for formal dining room table and chairs, and door into:

Ground Floor WC

Toilet removed, wall mounted wash hand basin, and part tiled walls.

Breakfast Room

4.19 x 3.44 (max) (13'8" x 11'3" (max))

Part glazed door leading into conservatory, built-in storage cupboards housing gas and electric meters, built-in dresser, space for table and chairs, door leading into:

Kitchen Area

4.19 x 2.07 (13'8" x 6'9")

One and a half bowl stainless steel

sink unit inset to roll top work surfaces with matching range of base units, space for appliances, double glazed frosted window to front, a Worcester boiler, and double glazed door leading to the rear garden.

Conservatory

5.66 x 2.50 (18'6" x 8'2")

Double glazed windows overlooking the garden, opening double glazed roof windows, tiled effect flooring, air-conditioning unit, wall mounted lighting, and double glazed doors leading out onto the garden.

Ground Floor WC

Full length feature original stained glass sash window to side aspect, low level flush WC, wall mounted wash hand basin, and part tiled walls.

Stairs to:

First Floor Landing

A beautiful feature is this full width stained glass original sash window to side aspect, picture rail, loft hatch, built-in walk-in laundry room with shelving, door leading into:

Bedroom One

4.31 x 4.24 (14'1" x 13'10")

Two double glazed stained glass windows to front aspect, feature fireplace, wash hand basin inset to vanity unit with tiled splashback, space for wardrobes, TV aerial, radiator, and original picture rail.

Bedroom Two

4.31 x 4.14 (14'1" x 13'6")

Stained glass double glazed windows to front aspect, feature fireplace, wall mounted wash hand basin inset to vanity unit with splashback, TV aerial, radiator, space for wardrobes, picture rail, and skimmed ceiling.

Bedroom Three

4.19 x 4.15 (13'8" x 13'7")

Double glazed stained glass window to rear, two further double glazed stained

glass frosted windows to front and rear aspect, original cast iron feature fireplace, wash hand basin inset to vanity unit with tiled splashback, two radiators, space for wardrobes, picture rail, and skimmed ceiling.

Bedroom Four

4.19 x 2.84 (13'8" x 9'3")

Double glazed stained glass window to rear, double built-in wardrobe with hanging space and shelving, radiator, feature original fireplace, wash hand basin inset to vanity unit with tiled splashback, and picture rail.

Family Bathroom

Double glazed frosted window to rear, panelled enclosed bath with chrome mixer taps, low level flush WC, wash hand basin, built-in airing cupboard housing tank with shelving, walk-in double shower enclosure with mains shower, radiator, part tiled walls, and skimmed ceiling.

Rear Garden

West facing, attractively laid to patio with decorative flower and shrub borders, outside timber potting shed, a gate providing side access, wall mounted lighting, and fully enclosed.

Front Garden

Mainly laid to lawn with attractive flower and shrub borders, covered veranda with tiled floor, and space for table and chairs.

Driveways

Two separate driveways, each accessed via its own iron gate. A dropped curb leads to a block-paved driveway, providing off-road parking

Connecting passageway with two lockable doors opening through into an inner passageway with windows to either side and glass roof - this is for whole house??

No 21

Double glazed frosted front door leading into:

Entrance Vestibule

Tiled floor, frosted windows, wall mounted light, attractive part glazed door leading into:

Reception Hallway

Double glazed window to front with attractive stained glass double glazed windows to front, original feature fireplace, beautiful oak staircase leading up to first floor landing, built in under stairs storage cupboard, picture rail, door leading into:

Living Room

5.17 x 4.22 (16'11" x 13'10")

Two stained glass double glazed windows to front, feature full length stained glass window centrally to front overlooking the garden, beautiful oak finished fireplace with marble hearth, radiator, four decorative wall lights, picture rail and textured ceiling.

Formal Dining Room

4.19 x 4.45 (13'8" x 14'7")

Two stained glass double glazed windows to rear overlooking the garden, two beautiful original stained glass sash windows to front and back aspect, radiator, range of wall and base units with glass display cabinet, space for formal dining room table and chairs, picture rail, textured ceiling.

Kitchen/Breakfast Room

5.51 x 4.19 (18'0" x 13'8")

Double glazed window to rear, three built in larder style cupboards, one housing electrics and meter, radiator, space for breakfast table and chairs, single stainless steel sink unit inset to roll top work surface with matching range of shaker style wall and base units, space for all appliances, part tiled walls, textured ceiling, double glazed door leading out into:





Utility Room

3.55 x 3.29 (11'7" x 10'9")

Double glazed windows to rear and side aspect, two stainless steel sink units inset to a roll top work surface with matching range of base units, space for appliances, wall mounted Worcester boiler, part tiled walls, hanging space and double glazed door leading out onto the garden.

Ground Floor WC

Beautiful original full length stained glass sash window to side aspect, low level flush WC, wall mounted wash hand basin with tiled splashback, radiator and original picture rail.

First Floor Landing

Loft hatch, original picture rail, built in walk-in laundry room with shelving, door into:

Bedroom One

4.31 x 4.24 (14'1" x 13'10")

Double glazed leaded light windows to front aspect, beautiful feature fireplace, radiator, wash hand basin inset to vanity unit with tiled splashback, space for wardrobes and picture rail.

Bedroom Two

4.31 x 4.14 (14'1" x 13'6")

Two double glazed stained glass windows to front aspect, radiator, wash hand basin inset to vanity unit below with mirrored shelf above and shaving point, space for wardrobes, radiator, tv aerial, and picture rail.

Bedroom Three

4.19 x 4.15 (13'8" x 13'7")

Double glazed stained glass window to rear, two beautiful original stained glass sash windows to front and rear aspect, feature fireplace, radiator, wall mounted wash hand basin inset to vanity unit with shaver point above, space for wardrobes, TV aerial, picture rail, and skimmed ceiling.

Bedroom Four

4.19 x 2.84 (13'8" x 9'3")

Double glazed stained glass window to rear, double built-in wardrobes with hanging space and shelving, radiator, original cast iron fireplace, wash hand basin inset to vanity unit with shaver point and mirror above, picture rail, and space for wardrobes.

Family Bathroom

Double glazed frosted window to rear aspect, panelled enclosed bath, low level flush WC, pedestal wash hand basin, walk in double shower enclosure with mains shower, built-in airing cupboard housing tank with shelving, radiator, and part tiled walls.

Rear Garden

Wall enclosed, attractively laid to patio with raised flowerbed borders, and an outdoor timber potting shed with seating area.

Driveways

Two separate driveways, each accessed via its own iron gate. A dropped curb leads to a block-paved driveway, providing off-road parking



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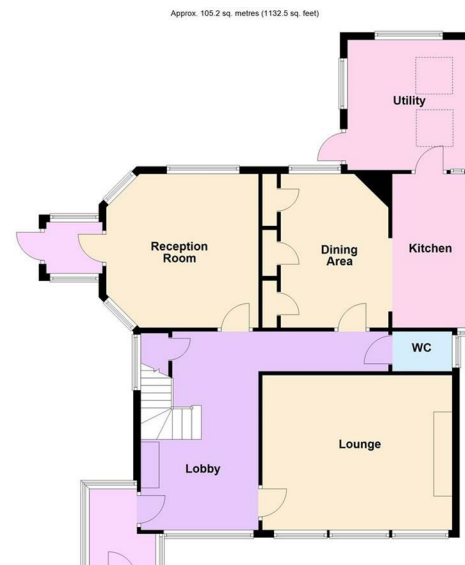
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Floor Plan Salisbury Road



No. 19



No. 21



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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