



Brighton Road, Worthing, BN11 2EY
£475,000



- Rare Opportunity To Acquire An Entire Period Semi-Detached Residence
- Currently Arranged As Two Spacious Self-Contained Apartments
- Exceptional Investment Or Redevelopment Opportunity
- Potential To Restore Into One Stunning Coastal Family Home (STPP)
- Breathtaking South-Facing Sea Views Across The English Channel
- Moments From Worthing Seafront In A Prestigious East Worthing Location
- Four Double Bedrooms And Three Generous Reception Rooms
- Substantial Loft Space Offering Excellent Conversion Potential
- Large Private Rear Garden And Enclosed First Floor Balcony
- Off-Road Parking For Up To Four Vehicles & No Onward Chain

Jacobs Steel are delighted to offer for sale this substantial and rarely available period semi-detached residence, currently arranged as two generously proportioned apartments and occupying a highly sought-after coastal position in East Worthing. Enjoying stunning south-facing views across the English Channel, the property presents an exceptional opportunity for investors seeking two income-producing apartments, while also offering exciting potential for those wishing to restore the building to a magnificent single family home, subject to any necessary consents. Rich in character and period charm throughout, the property combines extensive and versatile accommodation with significant scope for modernisation and enhancement. Further benefits include a substantial private rear garden, extensive loft space with conversion potential, off-road parking for four vehicles in total, and the added advantage of being offered for sale with no ongoing chain.





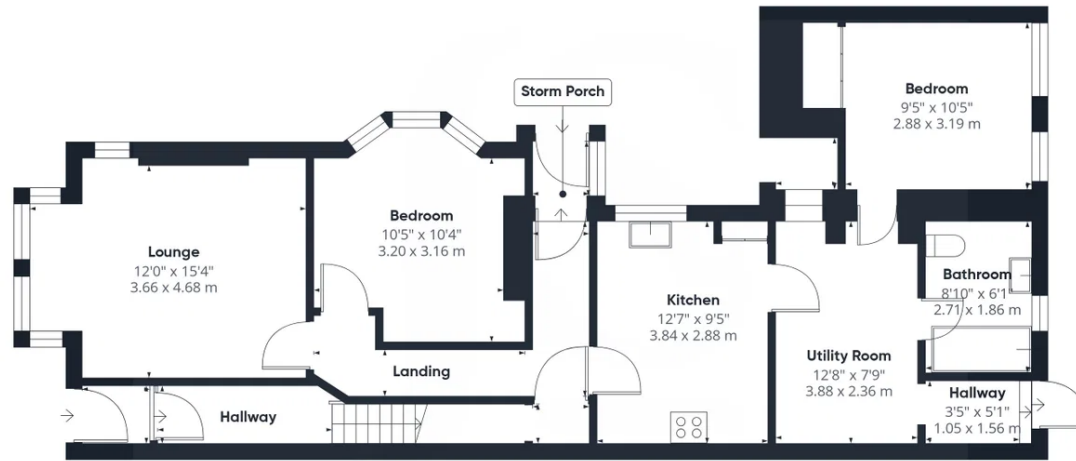
Internal The property is approached via two private entrances, serving both the ground and first floor accommodation respectively, with the overall layout offering excellent flexibility for a variety of future uses. Character features remain evident throughout, including generous ceiling heights, bay-fronted reception rooms, and large windows that flood the property with natural light while perfectly framing the impressive coastal outlook. The ground floor accommodation comprises a spacious and welcoming 'L'-shaped entrance hallway leading to all principal rooms. Positioned to the front of the property, the impressive bay-fronted lounge enjoys a bright south-facing aspect with breathtaking views across the English Channel, creating an elegant and inviting reception space ideal for both relaxing and entertaining. Located towards the rear, the kitchen is fitted with a range of floor and wall-mounted units with space and provisions for white goods, while an adjoining utility room, pantry, and spacious bathroom add further practicality. Two generously proportioned double bedrooms complete the ground floor, including an impressive principal bedroom benefitting from fitted wardrobes and delightful views over the private rear garden. The first floor accommodation is equally spacious and characterful, centred around a large landing with access to all rooms and a loft hatch leading to the substantial privately owned loft space above. Vast in size, the loft offers exciting potential for conversion into additional living accommodation, subject to the usual planning permissions and building regulations. The standout first floor reception room is the stunning bay-fronted lounge, enjoying panoramic south-facing sea views and direct access to an enclosed balcony, providing a wonderful vantage point from which to appreciate the property's enviable coastal setting. The first floor further benefits from a fitted kitchen, two well-proportioned double bedrooms, a fitted bathroom, and a separate WC. Overall, the property offers extensive and highly versatile accommodation, presenting an increasingly rare opportunity to acquire a substantial coastal residence with the flexibility to retain as two apartments, create a multi-generational living arrangement, or sympathetically restore into one exceptional family home.



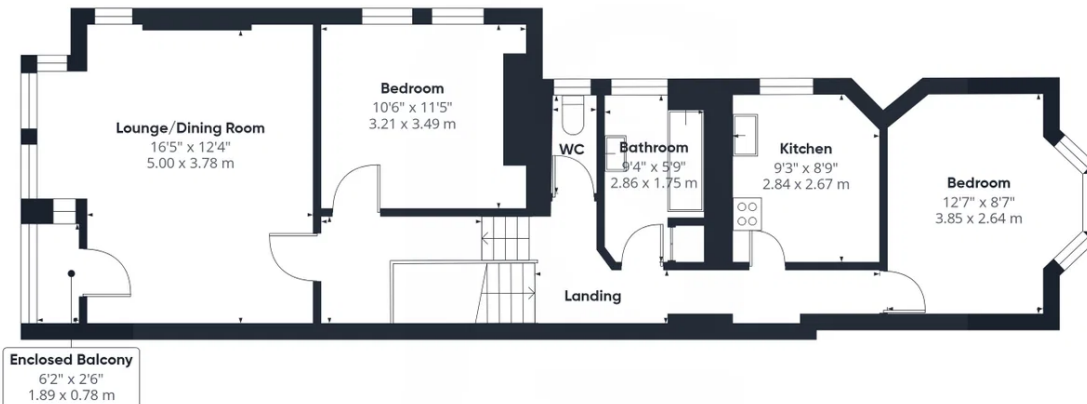
External Externally, the property continues to impress with a generous and secluded private rear garden forming a true highlight of the home. Beautifully enclosed by mature walls and established planting, the garden enjoys an abundance of mature borders and greenery, creating a peaceful and highly private outdoor retreat that perfectly complements the property's coastal setting. To the front, the substantial driveway provides off-road parking for up to four vehicles parked in tandem, an increasingly rare and highly valuable feature within this prestigious seafront location. The attractive period façade and commanding presence further enhance the property's kerb appeal, while its position just moments from the seafront completes this exceptional and versatile coastal offering.

Location Situated in one of East Worthing's most prestigious central postcodes, this exceptional location offers the very best of coastal living. Opposite Worthing Seafront, and under a mile from the vibrant town centre, you'll be perfectly placed to enjoy an outstanding selection of highly regarded restaurants, independent cafés, and local amenities. Nearby, the award-winning Splashpoint Leisure Centre provides superb leisure facilities, including two swimming pools, a fully equipped gym, and relaxing spa amenities. Families and outdoor enthusiasts will also appreciate the three surrounding parks and the popular sea-themed children's playground located alongside the leisure complex. For commuters, connectivity is excellent, with Worthing Railway Station offering regular rail services across the South Coast and direct links to London, making this an ideal setting for both lifestyle and convenience.

Council Tax Band B



Ground Floor



Floor 1



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.