



**Shandon Road, Worthing, BN14 9DY**

**£425,000**



**Property Type:** Residential Development

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 1

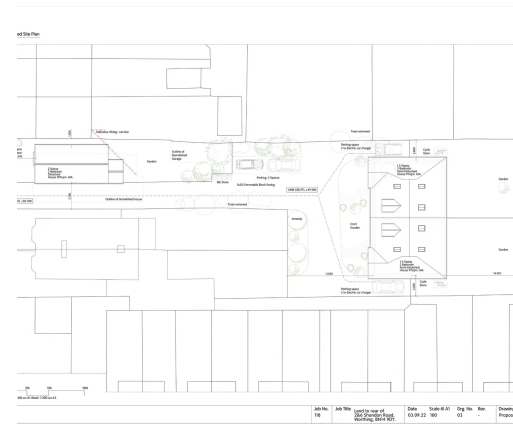
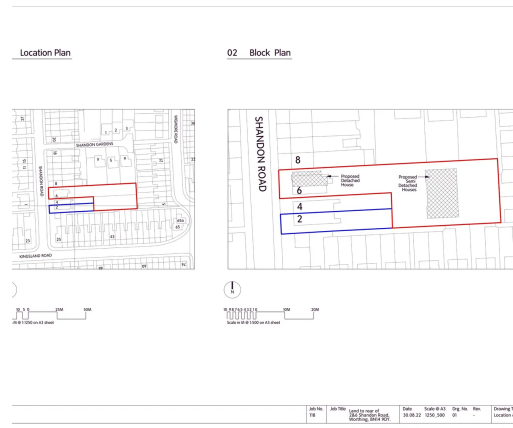
**Council Tax Band:** D

- Outstanding Development Opportunity
- Substantial Plot size: Over 1,000 sqm
- Planning Permission Granted For Three New Dwellings
- Permission Valid Until June 2026
- Set back from the road with a high degree of privacy
- Prime Broadwater Location
- Existing Three-Bedroom Detached Bungalow With Generous Living Space
- Close to well-regarded schools, local parks, and everyday amenities
- Easy access to the A27, A24, and West Worthing & Worthing mainline stations
- Just over a mile from Worthing town centre and seafront

**\*\*Outstanding Development Opportunity – Broadwater, Worthing\*\***

Three-Bedroom Detached Bungalow on a Generous 1,000+ sqm Plot with Planning Permission for Three Dwellings (Valid Until June 2026)

Jacobs Steel are pleased to present this rare and highly desirable opportunity to acquire a spacious three-bedroom detached bungalow, occupying a substantial plot of over 1,000 square metres in the heart of Broadwater—one of Worthing’s most established and sought-after residential areas. This exciting opportunity is ideally suited to developers, investors, or those with an interest in bespoke residential schemes. The property comes with the benefit of full planning permission for the development of three separate dwellings, with consent valid until June 2026. The scale of the plot and the scope of the planning approval offer a strong opportunity for capital growth and long-term investment.



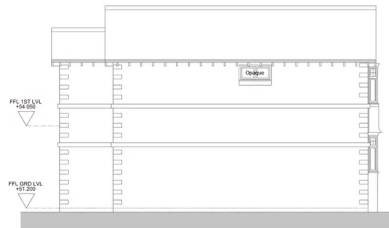
01 Proposed West - Shandon Rd Elevation



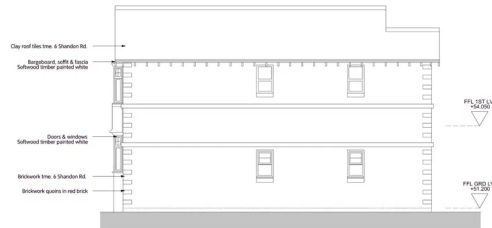
02 Proposed East Elevation



03 Proposed North Elevation

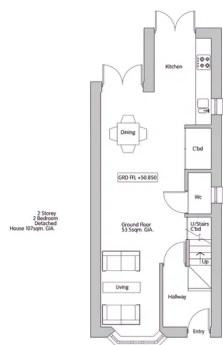


04 Proposed South Elevation



Rev: -	Job No. 118	Job Title Land to rear of 28,6 Shandon Road, Worthing, BN14 9DY.	Date 03.09.22	Scale @ A1 50	Drp. No. 05	Rev. -	Drawing Title 6 Shandon Rd. Proposed Elevations	PLANNING
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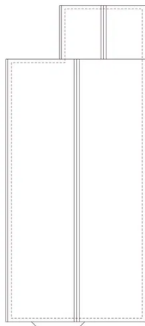
01 Proposed Ground floor Plan



02 Proposed First Floor Plan



03 Proposed Roof Plan



Rev: -	Job No. 118	Job Title Land to rear of 28,6 Shandon Road, Worthing, BN14 9DY.	Date 03.09.22	Scale @ A1 50	Drp. No. 04	Rev. -	Drawing Title 6 Shandon Rd. Proposed Plans	PLANNING
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## \*\*Outstanding Development Opportunity – Broadwater, Worthing\*\*

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Planning Application - AWDM/1699/22

The existing property is a well-proportioned, detached bungalow featuring three bedrooms, spacious living areas, and off-street parking. Set back from the road, the home benefits from a good level of privacy and is surrounded by established gardens. While the current bungalow could be retained, renovated, or extended subject to planning permission (STPP), the true value of this opportunity lies in the development potential of the generous plot. Approved planning permission allows for the construction of three new dwellings: one detached two-storey house and two semi-detached chalet-style houses. This thoughtfully designed scheme maximises the use of the land while preserving a harmonious and attractive streetscape. The detached two-storey house offers the potential for a spacious family home with flexible accommodation across two floors. The two semi-detached chalet houses provide versatile and stylish living spaces, ideally suited for smaller families or downsizers seeking a modern yet characterful residence. This combination of property types broadens the appeal to a diverse market and presents an excellent opportunity to deliver a high-quality development that complements the existing neighbourhood. The scheme has been designed to optimise privacy, natural light, and outdoor space for each dwelling, addressing the growing demand for well-planned family homes in Broadwater. With strong local demand for new housing, particularly well-designed family properties, this site represents a prime chance to create a profitable and desirable residential development.

Situated in the heart of Broadwater, the property benefits from a peaceful residential setting just minutes from a variety of local amenities. Highly regarded schools, parks, and convenient transport links are all within easy reach, making the location attractive to homeowners. Worthing town centre and the seafront are only a short drive away, offering an ideal combination of suburban comfort and coastal lifestyle.

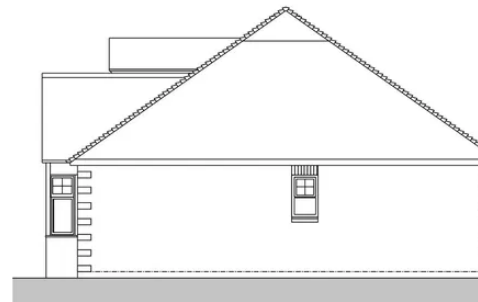
01 Proposed West (Front) Elevation



Proposed East (Rear) Elevation



03 Proposed South & North (Side) Elevation



1M 2M 5M  
1:50 on A1 sheet. 1:100 on A3.

Job No.	Job Title	Date	Scale @ A1	Drg. No.	Rev.	Drawing Title
118	Land to rear of 2&6 Shandon Road, Worthing, BN14 9DY.	30.08.22	50	07	-	Land to Rear c Proposed Elev.

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.

