

32 Queens Road, Brighton, BN1 3YE

T: 01273 326171 E: brighton@psandb.co.uk

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Chapel Road, Worthing, BN11 1EE By Auction £325,000 Freehold

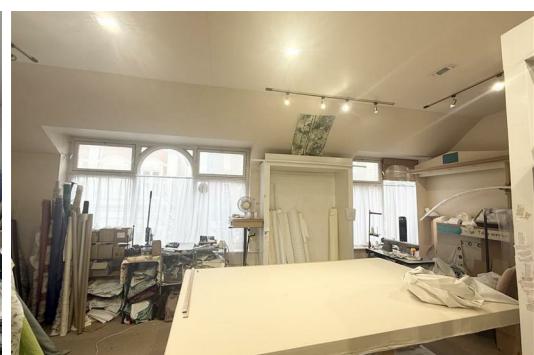
FOR SALE BY AUCTION on the 25th of February 2026.

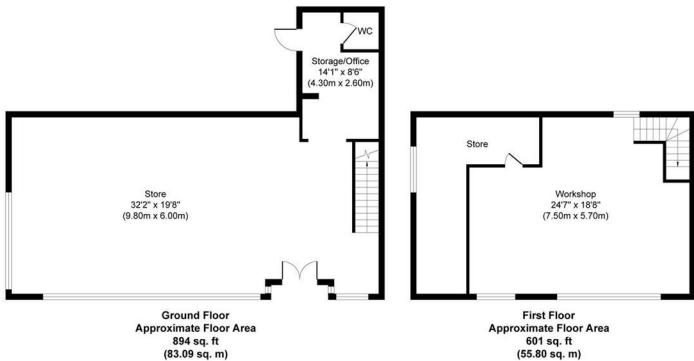
Auction Guide £325,000+

Rare opportunity to purchase this significant commercial freehold investment, amounting to approximately 138 square meters in size over 2 floors, and is currently trading as 'Cover Up Interiors'.

The property is benefitted by its prominent corner position on Chapel Road, a popular high street in Worthing with a great amount of footfall. The property is considered ideal to end users looking for a property to support their occupation and trade in, a commercial investment whilst it is also considered that, subject to all of the usual consents, the property may be able to be converted into flats. However, buyers are to satisfy themselves with the attainability of this.

ALL MEASUREMENTS ARE APPROXIMATE WHILST FLOORPLANS ARE FOR ILLASTRATIVE PURPOSES ONLY WITH NEITHER TO BE RELIED UPON IN RESPECT OF THEIR ACCURACY.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.

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

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



VIEWING: BY APPOINTMENT THROUGH PARSONS SON & BASLEY
TEL: 01273 274 000

THE PROPERTY MISDESCRIPTIONS ACT 1991:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

DATA PROTECTION ACT 1998:

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy, copies available on request but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent

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