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**** Guide Price £350,000 ****

Development Opportunity | In Need of Full Refurbishment

We are pleased to offer to the market this superb Victorian end-of-terrace property arranged over three floors, enviably positioned in the heart of Worthing town centre - just yards from the mainline station, shops, seafront, and the iconic Worthing Pier.

This spacious period home presents an exceptional opportunity for those seeking a complete refurbishment project. With its generous accommodation spread across three levels, the property offers huge potential to create a stunning family residence, convert to an HMO (subject to consents), or reconfigure into individual flats making it a truly versatile investment for developers and homeowners alike.

The property currently benefits from double glazing, and gas is run into the property providing the central heating system. A dropped curb provides access to the garage with an opening door, and further off-road parking could be created, subject to planning permission.

Retaining much of its original Victorian charm and proportions, the property is ready to be transformed to suit a range of visions. A rare find in such a prime central location, this is an exciting opportunity not to be missed.

This property is offered to the market via sealed bids, with all offers to be submitted by Thursday 20th November 2025. The legal pack is available upon request and completion will be within 56 days.



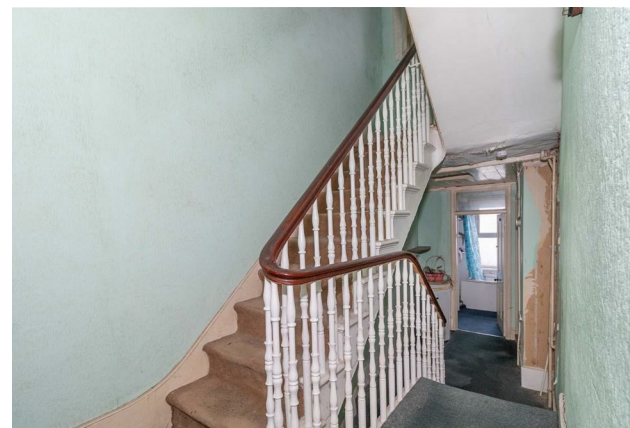
- Substantial three-storey Victorian end-of-terrace home
- Fantastic investment and development opportunity
- Prime town centre location, just yards from Worthing mainline station
- Moments from the beach, shops, restaurants, and Worthing Pier
- In need of full refurbishment
- Excellent scope for HMO conversion or flat development (STP)
- Offered to the market via sealed bids by Thursday 20th November 2025
- Completion within 56 days
- Viewing strongly recommended



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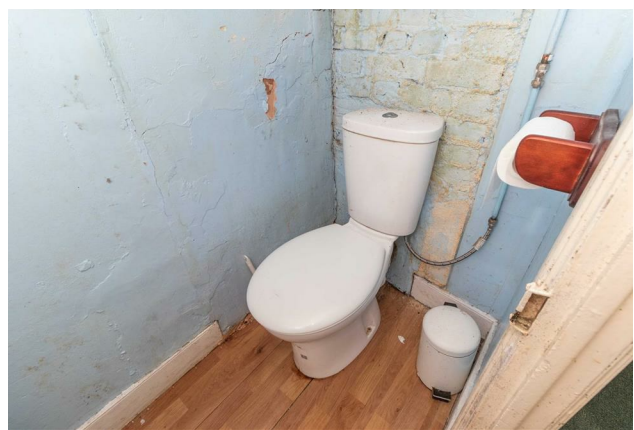
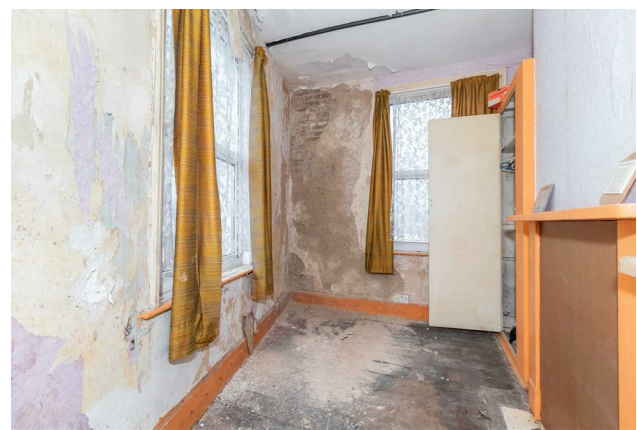
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