

Robert  
Luff & Co

Brighton Road, Worthing

Freehold - Asking Price £500,000



2



2



1



TBC





We are pleased to offer this two-bedroom semi-detached seafront home on the highly sought-after Brighton Road, boasting stunning panoramic views across the English Channel and Worthing promenade. With a garage and off-road parking, and offering excellent scope for modernisation, this property presents a rare opportunity to create a truly exceptional coastal residence.

Ideally positioned on Brighton Road, this two-bedroom semi-detached home boasts uninterrupted sea views and exceptional potential. The property requires updating throughout, making it an ideal project for buyers looking to create a bespoke seafront home.

The ground floor comprises an entrance hall with stairs rising to the first floor, leading into a bright and spacious double-aspect lounge featuring a fireplace, stained glass window, and French doors opening to direct sea views. An archway leads through to the dining room, which overlooks the rear garden through two stained glass windows.

The kitchen is fitted with a range of wall and base units, with space for appliances and access to both the garden and a basement hatch. A versatile third bedroom/office/utility room is also located on the ground floor, along with a convenient WC.

Upstairs, the first floor offers two well-proportioned bedrooms. The principal bedroom enjoys stunning far-reaching sea views along the coastline, while the second bedroom overlooks the rear garden with distant views towards the Downs. The bathroom is fitted with a walk-in shower, WC, and wash hand basin. An airing cupboard is located on the landing.

Externally, the property benefits from a courtyard-style garden with access to the garage and driveway. The garage features an up-and-over door.

## Key Features

- Three-bedroom semi-detached home
- Prime seafront location on Brighton Road
- Stunning panoramic sea views across the English Channel
- Spacious double-aspect lounge with French doors to sea views
- Separate dining room overlooking the garden
- Ground floor WC and versatile third bedroom/office/utility
- Garage with up-and-over door and off-road parking
- Courtyard-style rear garden with access to garage
- In need of modernisation with excellent potential
- Council Tax Band E | EPC Rating TBC



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co



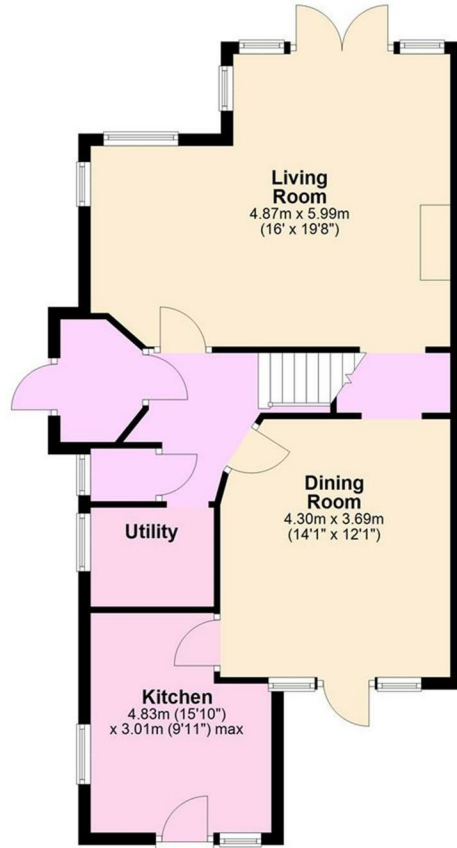
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

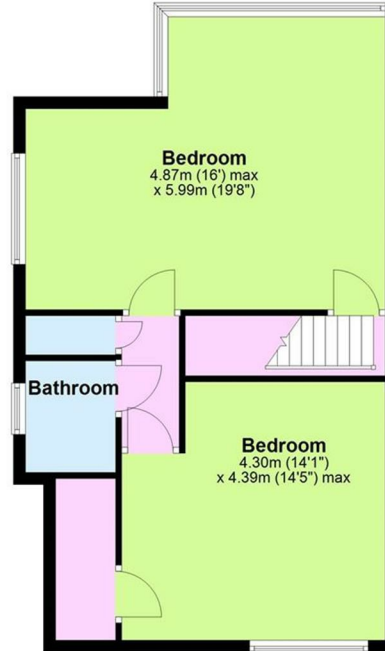
Robert  
Luff & Co

# Floor Plan Brighton Road

**Ground Floor**  
Approx. 68.5 sq. metres (736.8 sq. feet)



**First Floor**  
Approx. 57.1 sq. metres (614.8 sq. feet)



Total area: approx. 125.6 sq. metres (1351.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-80) <b>B</b>		
(69-80) <b>C</b>			(51-60) <b>C</b>		
(55-68) <b>D</b>			(39-50) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co