



## Description

We are delighted to offer this distinctive mid-19th century building, positioned just moments from Worthing seafront, presenting an exceptional opportunity for redevelopment and investment. Formerly used as a place of worship, the property now requires comprehensive refurbishment and offers a rare blank canvas for buyers seeking to reimagine a characterful coastal building.

## Key Features

- Freehold D1 building with development potential (STNPC)
- Located just off Worthing seafront
- Total floor area of approximately 1,430 sq ft (133 sq m)
- Prominent position on Bedford Row near Marine Parade
- Mid-19th century character building
- Requires full refurbishment, offering a blank canvas
- Parking for two vehicles to the front
- Ideal investment or redevelopment opportunity





## Freehold D1 building with development potential (STNPC)

Occupying a prominent position on the western side of Bedford Row, the property benefits from close proximity to Marine Parade, placing the beach, promenade and seafront attractions within easy reach. Worthing town centre, the pier and The Dome Cinema are all nearby, ensuring strong appeal for a wide range of future uses, subject to the necessary planning consents.

Arranged over a single level and extending to approximately 1,430 sq ft, the accommodation includes a large principal hall, additional rooms, former kitchen facilities and WCs. Externally, parking for two vehicles is available to the front of the building, a valuable feature in such a central coastal location.

This is an exciting prospect for developers and investors looking to unlock the potential of a well-located freehold property in one of Worthing's most sought-after areas.



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