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## Description

We are delighted to offer to the market this rare opportunity to acquire part of a former convent with planning permission to turn this dwelling into a residential property (Application no. AWDM/0585/25), ideally located in a sought-after central location just a short walk from shops, restaurants and the mainline station. Offered with no forward chain, the property provides excellent potential to create a spacious family home, subject to necessary consents.

Currently arranged with multiple rooms and generous internal space, the property is well suited for renovation and reconfiguration to suit modern family living. Outside, the home benefits from off-street parking and a west-facing rear garden.



## Key Features

- Detached Home
- Perfect Project For Bespoke Family Home
- Four Double Bedrooms
- Conservatory
- West Facing Rear Garden
- Part of Former Care Home
- Close to Town Centre, Mainline Station & Seafront
- Three Reception Rooms
- Ground Floor WC
- Ample Off Road Parking

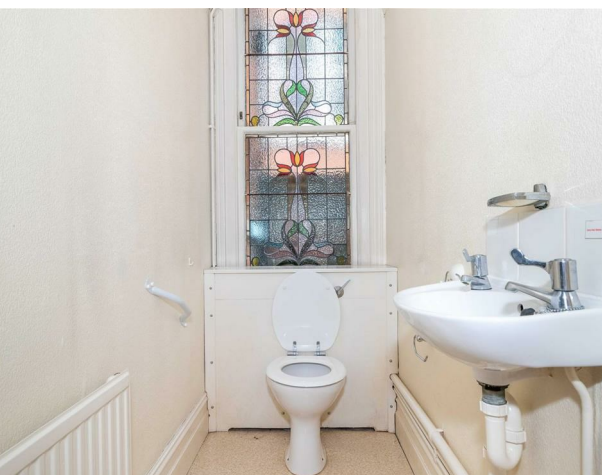


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Door leading into:

#### Entrance Vestibule

Tiled floor, outer lighting, original stained glass door leading into:

#### Reception Hallway

Two double glazed leaded light windows to front, radiator, feature fireplace, beautiful original oak staircase leading up to the first floor landing, built-in under stairs storage cupboards, picture rail, door leading into:

#### Living Room

**5.17 x 4.22 (16'11" x 13'10")**

Two double glazed stained glass windows to front overlooking the garden, a full length centralised stained glass window to front aspect, again overlooking the garden, beautiful oak feature fireplace with tiled insert, TV aerial, radiator, and picture rail.

#### Formal Dining Room

**4.19 x 4.15 (13'8" x 13'7")**

Double glazed leaded light window to rear overlooking into the conservatory, radiator, two double glazed stained glass windows to front and rear aspect, decorative wall light, picture rail, radiator, space for formal dining room table and chairs, and door into:

#### Ground Floor WC

Toilet removed, wall mounted wash hand basin, and part tiled walls.

#### Breakfast Room

**4.19 x 3.44 (max) (13'8" x 11'3" (max))**

Part glazed door leading into conservatory, built-in storage cupboards housing gas and electric meters, built-in dresser, space for table and chairs, door leading into:

#### Kitchen Area

**4.19 x 2.07 (13'8" x 6'9")**

One and a half bowl stainless steel sink unit inset to roll top work surfaces with matching range of base units, space for appliances, double glazed frosted window to front, a Worcester boiler, and double glazed door leading to the rear garden.

#### Conservatory

**5.66 x 2.50 (18'6" x 8'2")**

Double glazed windows overlooking the garden, opening double glazed roof windows, tiled effect flooring, air-conditioning unit, wall mounted lighting, and double glazed doors leading out onto the garden.

#### Ground Floor WC

Full length feature original stained glass sash window to side aspect, low level flush WC, wall mounted wash hand basin, and part tiled walls.

Stairs to:

#### First Floor Landing

A beautiful feature is this full width stained glass original sash window to side aspect, picture rail, loft hatch, built-in walk-in laundry room with shelving, door leading into:



### Bedroom One

**4.31 x 4.24 (14'1" x 13'10")**

Two double glazed stained glass windows to front aspect, feature fireplace, wash hand basin inset to vanity unit with tiled splashback, space for wardrobes, TV aerial, radiator, and original picture rail.

### Bedroom Two

**4.31 x 4.14 (14'1" x 13'6")**

Stained glass double glazed windows to front aspect, feature fireplace, wall mounted wash hand basin inset to vanity unit with splashback, TV aerial, radiator, space for wardrobes, picture rail, and skimmed ceiling.

### Bedroom Three

**4.19 x 4.15 (13'8" x 13'7")**

Double glazed stained glass window to rear, two further double glazed stained glass frosted windows to front and rear aspect, original cast iron feature fireplace, wash hand basin inset to vanity unit with tiled splashback, two radiators, space for wardrobes, picture rail, and skimmed ceiling.

### Bedroom Four

**4.19 x 2.84 (13'8" x 9'3")**

Double glazed stained glass window to rear, double built-in wardrobe with hanging space and shelving, radiator, feature original fireplace, wash hand basin inset to vanity unit with tiled splashback, and picture rail.

### Family Bathroom

Double glazed frosted window to

rear, panelled enclosed bath with chrome mixer taps, low level flush WC, wash hand basin, built-in airing cupboard housing tank with shelving, walk-in double shower enclosure with mains shower, radiator, part tiled walls, and skimmed ceiling.

### Rear Garden

West facing, attractively laid to patio with decorative flower and shrub borders, outside timber potting shed, a gate providing side access, wall mounted lighting, and fully enclosed.

### Front Garden

Mainly laid to lawn with attractive flower and shrub borders, covered veranda with tiled floor, and space for table and chairs.

### Driveways

Two separate driveways, each accessed via its own iron gate. A dropped curb leads to a block-paved driveway, providing off-road parking







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## Floor Plan Salisbury Road



Total area: approx. 195.0 sq. metres (2099.0 sq. feet)



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

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