Robert Luff & Co

Brighton Road, Worthing

Freehold - Guide Price £100,000

Garage/workshop with surrounding land

Just a few hundred yards from the beach | Close to Worthing Town Centre | Vacant | Excellent parking, storage or redevelopment potential (STPP)

The Site

The property comprises a solid, double-opening-door garage currently set up as a general workshop/storage space. The surrounding land offers excellent scope for:

- Additional parking
- Vehicle storage
- Materials/equipment yard
- Small business operations
- Future expansion or redevelopment (subject to approvals)

The area is predominantly residential, making this an excellent solution for those living locally who lack adequate parking or workshop facilities.

The freehold to 131 Brighton Road is also included in the sale, comprising four leasehold flats with 64-year leases and ground rent to be confirmed.

Location

- Situated just off Worthing Seafront
- Only a short walk to Worthing Town Centre
- Surrounded by well-established residential streets
- Close to bus routes, local businesses and major access roads
- Rare chance to secure land/garage space in such a high-demand area

Potential Uses

- Office pod / studio
- Garden room business base
- Light workshop
- Private or commercial parking
- Storage facility
- Small builder's yard
- EV charging station
- Redevelopment (subject to local planning approval)

Tenure

Freehold

Key Features

- Detached two-door garage/workshop
- Dropped kerb for easy vehicle access
- Moments from Worthing seafront
- Ideal for trades, storage or car enthusiasts
- Suitable for small business or workspace needs
- Surrounding land for parking or storage
- Vacant and ready for immediate use
- Short walk to Worthing town centre
- Potential for change of use or development (STPP)
- Freehold including 131 Brighton Road

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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