



4



4



2



D





## Key Features

- Detached period residence
- Currently arranged as two spacious self-contained flats
- Planning permission granted to convert back to a single dwelling
- Potential to create a substantial four to five bedroom home
- Impressive reception rooms and generous living space
- High ceilings and original character features
- South-facing private garden
- Garage and off-road parking
- Quiet cul-de-sac setting in the heart of Worthing town centre
- EPC Rating D

We are delighted to offer a rare opportunity to acquire a detached period residence enviably positioned within a quiet cul-de-sac in the very heart of Worthing town centre. Tucked away in this peaceful and secluded setting, the property is just moments from the comprehensive shopping facilities, restaurants, cafés, and excellent transport links that Worthing has to offer.

Currently arranged as two spacious self-contained flats, the property provides exceptional flexibility, with planning permission already granted to reinstate the building into a substantial single dwelling. Once converted, it would create an impressive four to five bedroom detached home with generous reception space, perfectly suited to modern family living.

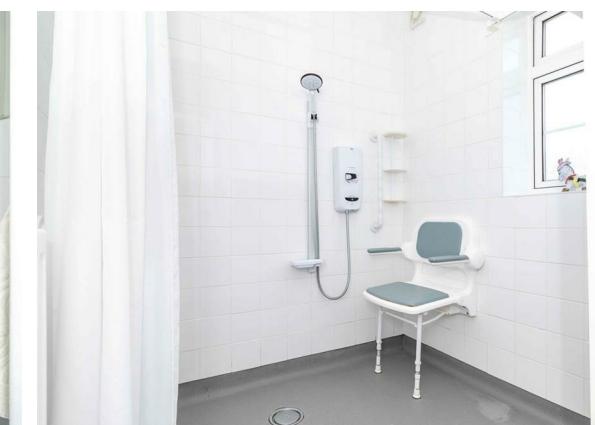
The property retains much of its original charm, including high ceilings and character detailing, creating bright and spacious accommodation throughout. Externally, the south-facing garden provides a private and secluded outdoor retreat — a rare feature for such a central location. The added benefit of a garage and off-road parking further enhances the practicality and appeal of this exceptional home.

Whether retained as two income-generating flats or converted back into a substantial family residence, the property offers genuine scope and enduring value in one of Worthing's most convenient and desirable central settings.

Ground Floor



Ground Floor



First Floor



First Floor



[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff  
& Co

Outside



[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff  
& Co

## Floor Plan Abbotts Close



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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](mailto:info@robertluff.co.uk)

Robert  
Luff & Co