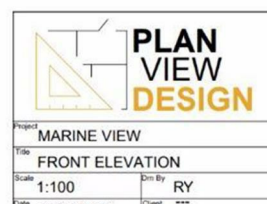


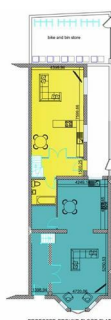
EXISTING FRONT ELEVATION



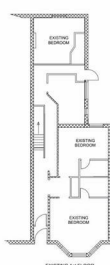
PROPOSED FRONT ELEVATION



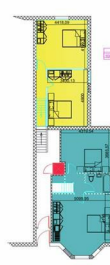
EXISTING GROUND FLOOR PLAN



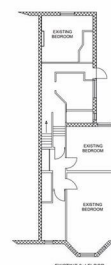
PROPOSED GROUND FLOOR PLAN



EXISTING 1st FLOOR



PROPOSED 1st FLOOR



EXISTING 3rd FLOOR



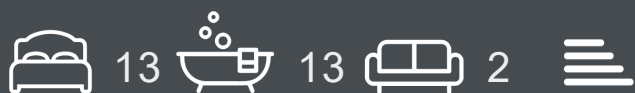
PROPOSED 3rd FLOOR



111 Marine Parade, Worthing

£950,000

Internally the property offers multiple guest rooms each with it's own en suite, nine of which can be let in accordance with the licence agreement. Additionally, the top floor offers owners accommodation which compromises of two bedrooms, both with an en suite and an open plan kitchen/lounge with direct sea views. Further accommodation includes a private bar, dining area, a service kitchen and a double length garage.

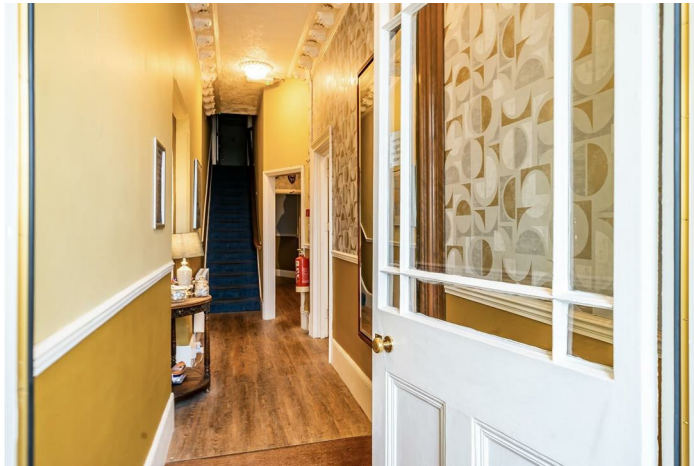
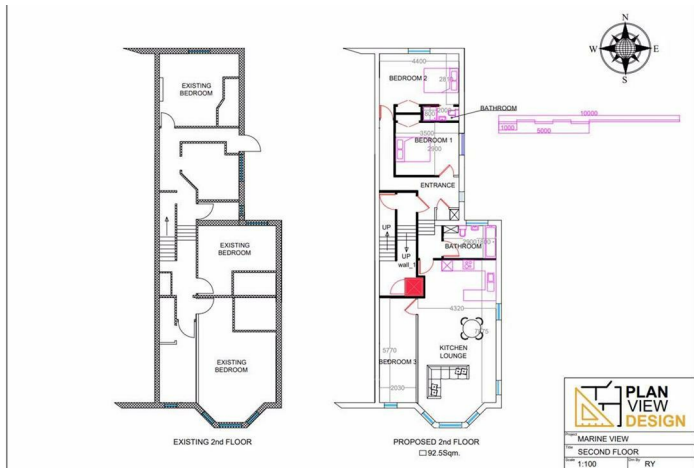


Council Tax Band:

- ****Planning Granted For 4 Luxury Flats****
 - Seafront Location
 - Double Length Garage
 - Owners Accommodation
- Successful Guesthouse
 - EPC - D
 - Private Bar
 - Modern Furnishings



Worthing, a picturesque seaside town on the south coast of England, exudes a unique charm with its blend of Victorian elegance and contemporary vitality. Known for its extensive pebble beach, historic pier, and well-maintained promenade, Worthing offers residents and visitors alike a captivating coastal experience. The town's vibrant cultural scene is enriched by theatres, art galleries, and frequent events, creating a lively atmosphere. With its beautiful parks, such as Beach House Park and Highdown Gardens, Worthing provides green spaces for leisure and relaxation. The town's bustling town centre features a diverse array of shops, restaurants, and entertainment venues, contributing to its reputation as a welcoming and thriving community. Worthing's accessibility, rich history, and scenic beauty make it a sought-after destination for those seeking a coastal haven with a perfect blend of tradition and modernity.

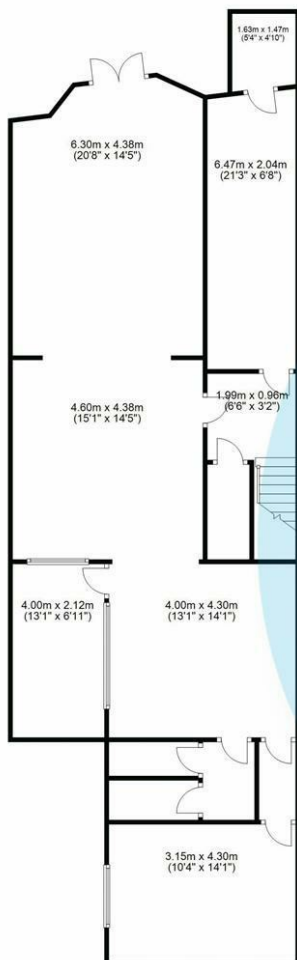


EPC Rating:

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	

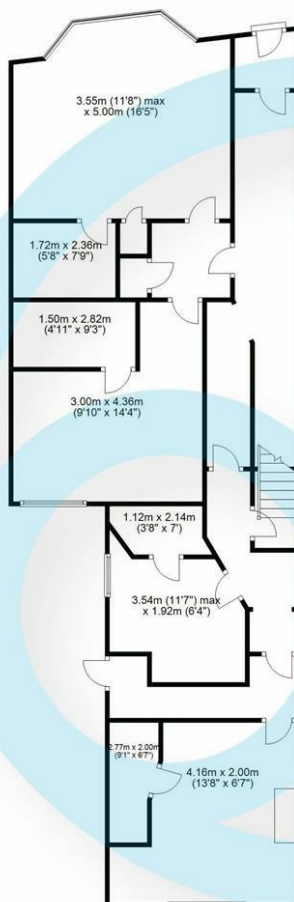
Basement

Approx. 121.5 sq. metres (1307.6 sq. feet)



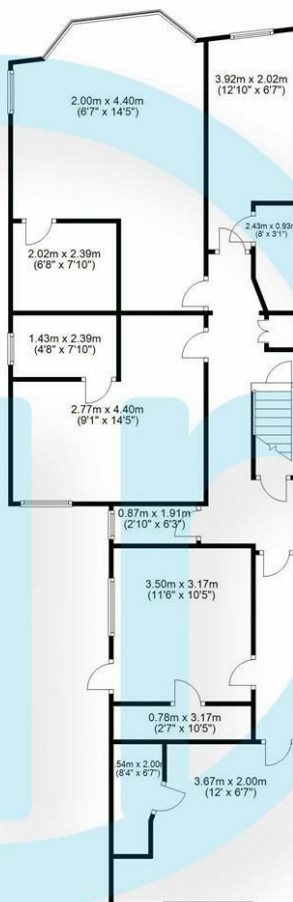
Ground Floor

Approx. 108.6 sq. metres (1169.3 sq. feet)



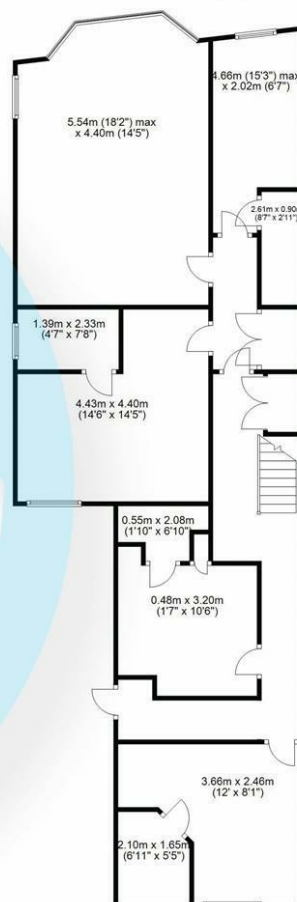
First Floor

Approx. 107.8 sq. metres (1160.2 sq. feet)



Second Floor

Approx. 107.8 sq. metres (1160.1 sq. feet)



Total area: approx. 445.7 sq. metres (4797.2 sq. feet)

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