



## Abbots Close, Worthing, BN11 1JB

Asking Price £870,000

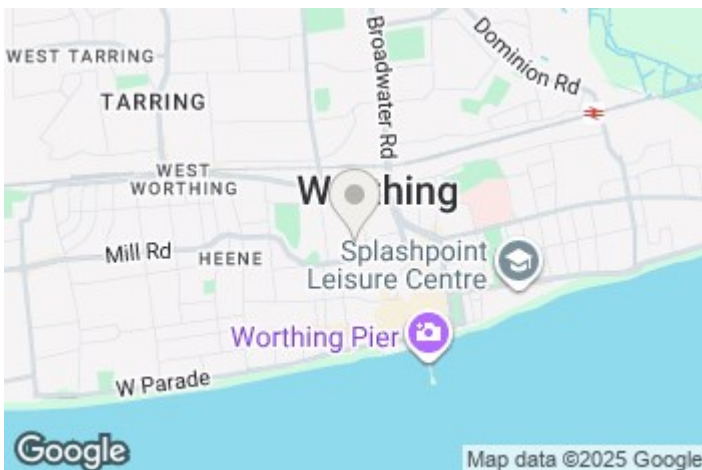
A rare opportunity to acquire this detached period home in a sought-after area of Worthing. In need of modernisation throughout, this impressive property offers generous living space, original features, and enormous scope to create a stunning family home.

Situated in a quiet close, this charming home is perfect for those looking to put their own stamp on a property. With excellent transport links, local amenities, and the seafront nearby, this is a forever home in the making.

- Detached period property
- High ceilings & original features
- Off-street parking & garage
- Currently 2 x 2 bedroom flats with a planning application submitted for a single dwelling
- EPC - D
- Minimum four / five spacious bedrooms
- Generous South facing garden
- Fantastic opportunity for someone to create a large family home
- Popular Worthing location close to the seafront, town centre and train station
- Situated in a quiet close



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:

D

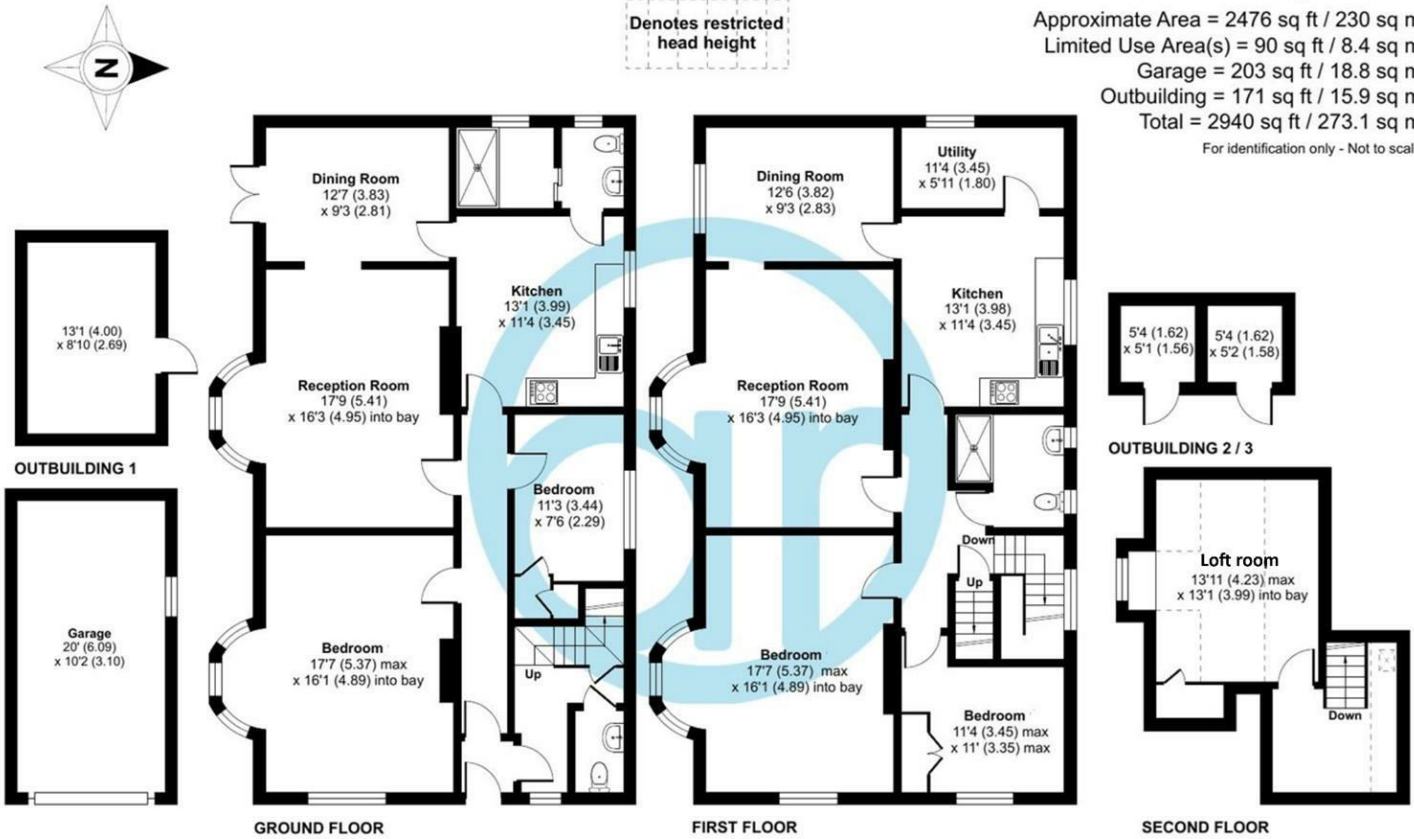
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Abbots Close, Worthing, BN11

Approximate Area = 2476 sq ft / 230 sq m  
 Limited Use Area(s) = 90 sq ft / 8.4 sq m  
 Garage = 203 sq ft / 18.8 sq m  
 Outbuilding = 171 sq ft / 15.9 sq m  
 Total = 2940 sq ft / 273.1 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2025. Produced for Aspire Residential Real Estate. REF: 1328654

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