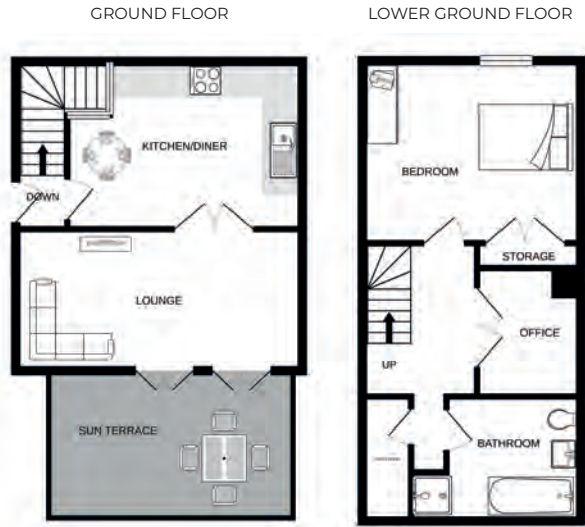


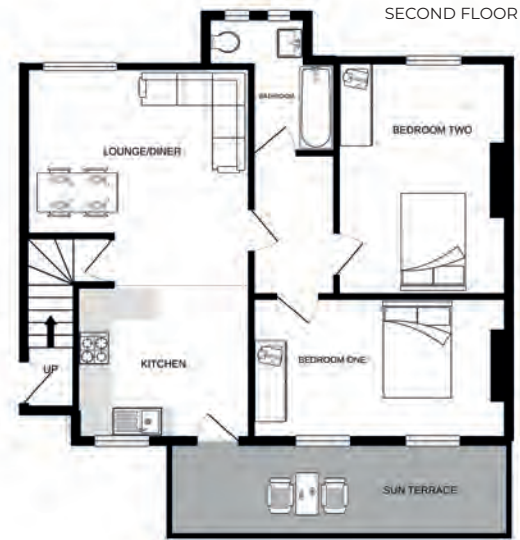


*The Courtyard*  
PORTLAND ROAD WORTHING

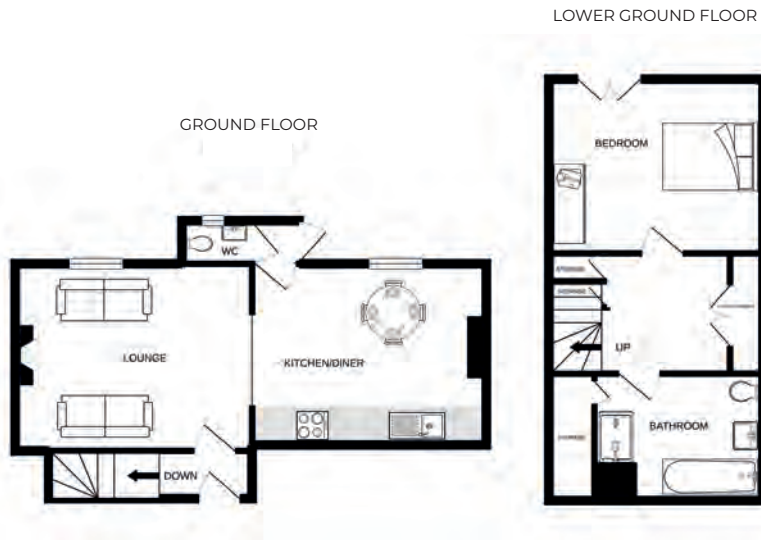
APARTMENT 1



APARTMENT 3



APARTMENT 2



HOUSE



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, rooms and any other items re approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. These services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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## GET CLOSER TO LIFE

The Courtyard, Portland Road is perfectly positioned for a carefree and easy lifestyle. Situated in the heart of Worthing Town Centre, the development is within walking distance of the high street shops, relaxed beachfront bars and restaurants and a seafront gym with indoor pools.

The benefits of residing in such a central location are countless. From a morning stroll along the promenade to lazy days on the beach or picnics in the nearby parks and gardens, to popping out for a pint of milk; everything you could imagine is right here on your doorstep.

From cheap eats to fine dining, Worthing's restaurant scene is not one to be sniffed at. Home to Master Chef Winner Kenny Tutt, Worthing was the obvious choice for his first restaurant, Pitch; which has over 600 4 & 5 star reviews on Trip Advisor.

Worthing is also proud of it's reputation for theatre, music and events across the town; with one of the oldest working cinemas in England located on it's seafront and two further theatre venues in it's centre.

Travelling around the area couldn't be simpler, as Worthing train station lies just a short walk North of Portland Road. The town makes a perfect base from which to explore wider Sussex, being just over 90 minutes to London Victoria by train or 35 minutes to Brighton. For shorter distances, there are regular buses that pass through the town. Car journeys are equally as effortless, with all destinations easily reached via the A27.

- 1** Worthing Town Centre
- 2** Marine Parade Bars & Restaurants
- 3** Splashpoint Gym & Pool
- 4** Waitrose Supermarket
- 5** Lidl Supermarket
- 6** Worthing Train Station
- 7** Beach House Park
- 8** Homefield Park
- 9** Victoria Park
- 10** Steyne Gardens
- 11** Worthing Hospital



## PLACES TO EXPLORE

### On foot

- Town Centre - 5 minutes
- Marine Parade - 7 minutes
- Supermarket - 6 minutes
- Beach House Park - 10 minutes
- Hospital - 12 minutes
- Train Station - 9 minutes



### By car

- Chichester - 39 minutes
- Brighton - 37 minutes
- Gatwick Airport - 45 minutes
- London - 1 hour 55 minutes



### By train

- Chichester - 35 minutes
- Brighton - 25 minutes
- Gatwick Airport - 1 hour 6 minutes
- London Victoria - 1 hour 52 minutes



## ABOUT THE DEVELOPMENT

The Courtyard is a graciously modernised Grade II listed development, with a rich history as a treasured local restaurant. The building was chosen by Paul Nash Properties Ltd. due to its character, charm and prominent position within the town centre.

Paul Nash Properties Ltd. was formed 3 years ago following a 7 year working relationship between Brighton based developer, Paul Nash, and Richard Moore, a Worthing based builder. Paul and Richard have worked closely together on numerous renovations, conversions and new builds in and around the Brighton and Worthing areas and have manufactured a reputation for sophisticated, contemporary buildings.

Richard and Paul take great care and pride in returning properties to their former glory, with their choice of quality fixtures and fittings, sympathetically chosen to be in keeping with the age and design of the property but with a stylish, contemporary edge.



## SPECIFICATIONS

### Kitchens

- Benchmark Olive Green Shaker Style units
- Solid Oak worktops
- Electra integrated fridge/freezer
- Hob-Econolux Induction
- Integrated single electric oven

### Bathrooms

- Milano Elizabeth chrome and white traditional triple exposed thermostatic shower with Grand Rigid Riser Rail, bath spout (3 Outlet) and matching basin taps
- Traditional basin and pedestal
- Electric underfloor heating to Flats 1 & 2

### Flooring

- Series Woods Professional 12mm Laminate Flooring Lion Oak to kitchens & living areas
- Bedrooms carpeted

### Security

- Telephone entry system
- 6-year Professional Consultants Certificate Structural Warranty on Flats 1 & 2 (as Flat 3 is an existing flat) and the house