



Dolphin Court | Shelley Road | Worthing | BN11 4DD
Guide Price Of **£2,500,000**

On behalf of
GuildCare♥

JS
jacobs | Steel



Property details: Dolphin Court | Shelley Road | BN11 4DD



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Key Features

- Rare And Prominent Development Opportunity STP
- Centrally Located
- Comprising 32 Self-Contained Apartments
- Ample Off Road Parking
- Set On a Plot of 0.51 Acres
- Suit a Variety of Different Uses STNC
- Wrap Around Garden

DESCRIPTION

An imposing detached two storey building situated on a substantial plot of just over 0.51 acres and benefits from ample off road parking, dual entrances from both Shelley Road and Southey Road and wrap around garden.

The main building was constructed in 1975 with the extension built in 2001, and although they been upgraded over the years, it still boasts period features. Comprising 32 private flats in two intercommunicating blocks, the east block is arranged over ground and one upper floor and the west block is arranged over ground and two upper floors. Each block has independent access and serviced by a lift and there are two stairwells in total. A parking area is to the east of the site and communal garden to the south.

The property is sold with vacant possession but was formerly assisted living accommodation and therefore, the property is currently C3 use, however could suit a variety of different uses (STNC). And in our opinion, the building has the potential to be converted into larger private apartments, children's nursery, medical practice or redevelopment (STP).

LOCATION

Situated in a sought after position in the heart of Worthing town centre, the property is within walking distance of the seafront & town centre, with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities. The nearest station is Worthing mainline station which is approximately 0.8m away with bus services running nearby.



PRICE

Guide Price of £2,500,000 for the freehold interest.

BIDDING PROCESS

Our clients have instructed us to seek bids, by way of an informal tender, with a closing date of 12 noon on Friday 1st November 2024 (supporting documentation available upon request).

AML & PROOF OF FUNDS

Both Conditional & Unconditional offers will be considered and interested parties are required to provide background evidence of how the purchase will be funded and provide a set timetable for a swift exchange of contracts and completion of purchase.

ID will be required as part of the AML regulations.

TENURE

Freehold

EPC

There are 32 EPC's, which can be supplied by request.

VAT

We are informed that VAT is not applicable on the terms quoted.

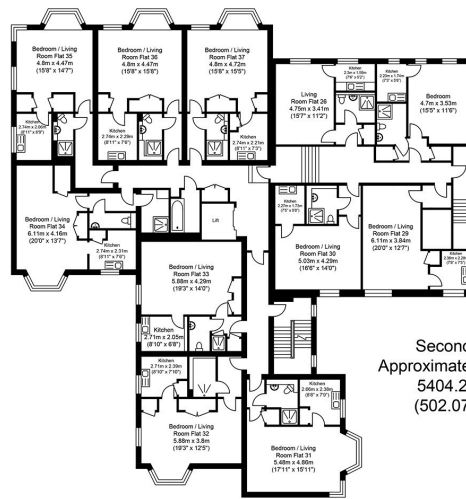
LEGAL FEES

Each party is responsible for their own legal fees in this transaction.

VIEWING ARRANGEMENTS

Strictly by appointment with Sole Agents, Jacobs Steel.





Second Floor
Approximate Floor Area
5404.23 sq ft
(502.07 sq m)



Ground Floor
Approximate Floor Area
7238.40 sq ft
(672.47 sq m)



First Floor
Approximate Floor Area
7238.40 sq ft
(672.47 sq m)

Approximate Gross Internal Area = 1847.01 sq m / 19881.03 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floor plans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



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