



DEVELOPMENT OPPORTUNITY FOR SALE STP

- Set On a Plot of 0.12 Acres
- Suit a Variety of Different Uses STNC
- Ample Outside Space

Interested in this property? Please contact us on 01903 792785

1-3 BIRKDALE ROAD, WORTHING, WEST SUSSEX, BN13 2QY

Location

Located within the lower Salvington area of Worthing. Local shops are within easy reach by foot at nearby Salvington Road. Buses run along New Road and Durrington Hill with the nearest train station being Durrington approximately 1.2 miles away, Worthing town centre with its comprehensive, shops, restaurants and theatres is approximately 2.8 miles away.

Description

On behalf of our client, Guild Care, we are pleased to offer this property located on a plot of just over 0.12 acres. The main building has been converted from a detached residential home, featuring automatic double sliding doors that lead into a spacious front entrance. Another set of double doors opens into a large open-plan area with a kitchenette and a separate office. At the rear of the building, there is an additional room with double doors providing access to the garden.

Externally, the property benefits from a detached garden room and plenty of outdoor space.

The property is sold with vacant possession. Currently used as a children's day centre, it is classified under F2(b) use but could accommodate a range of different purposes (STNC). In our view, the building holds the potential to be converted back into a residential property, children's nursery, medical practice, or redeveloped (STP).

Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
Overall Site Area	5,483.88	509.45
Main Building & Sunroom	1,304.26	121.17
Total floor area:	5,483.88	509.45

Tenure

Freehold for Sale

Price

Offers are invited in the region of £350,000 for the freehold interest.

EPC

An EPC has been requested.

VAT

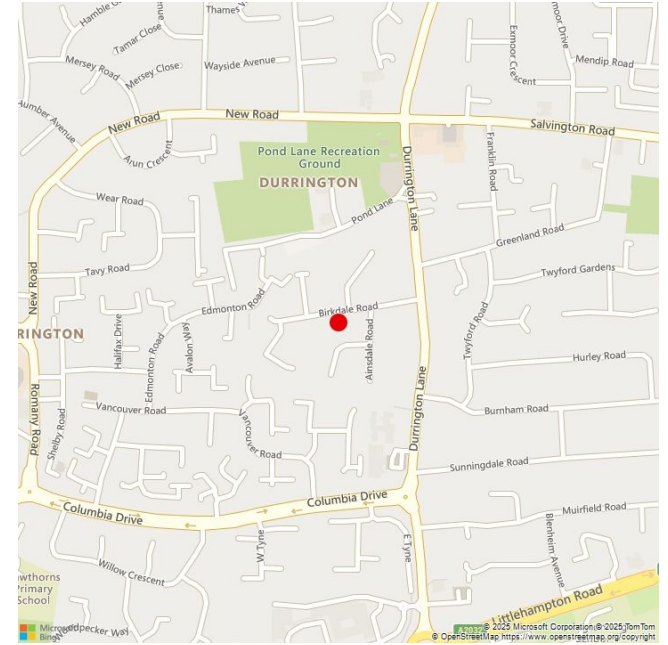
We are informed that VAT is not applicable on the terms quoted.

Use

We understand the premises benefit from Class F2(b) use however, we would advise any potential tenant to check with the Planning Department to ascertain if their use is permitted.

Legal Fees

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



Viewing

Strictly by appointment with Sole Agents, Jacobs Steel.



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