



## FLEXIBLE LIVE/WORK SPACES TO LET

- Multiple Meeting & Quiet Rooms
- Mixture of 1 & 2 Bedroom Apartments Available
- Versatile space combining residential living with a professional work area
- Onsite Restaurant, Bar & Gym

Interested in this property? Please contact us on 01903 792785



# 23 SOUTH STREET, WORTHING, WEST SUSSEX, BN11 3AW

## Location

The units are located in the heart of Worthing town centre, occupying a prominent position along South Street. Worthing is one of the largest seaside towns on the South Coast, is renowned for its shopping, dining, entertainment, and pier. Situated at the foot of the South Downs, it is 11 miles east of Brighton and 18 miles west of Chichester. The area is home to several well-known retailers, including Starbucks, Robert Dyas, and WH Smith, alongside a variety of independent shops.

## Description

Located in a vibrant mixed-use development in central Worthing, this innovative member's lifestyle club provides a rare opportunity to combine residential living with dedicated workspace in one versatile and modern setting. The unit features an open-plan layout with generous natural light, high ceilings and flexible zones. Well-presented apartments offer a fully equipped kitchen, contemporary bathroom, and comfortable living area to provide all the essentials for everyday living, while the work area remains distinctly separate for added convenience and focus. This hybrid setup supports a dynamic lifestyle, offering the convenience of working from home without compromising professionalism or productivity.

Ideal for creatives, freelancers, or small business owners, the space is thoughtfully designed to accommodate both personal and professional needs.

The property also benefits from excellent transport links and local amenities-making it a practical and stylish base for live/work living.

\*Full membership details available on request.

## Accommodation

The premises have the following approximate floor areas:

	Sq Ft	Sq M
One Bedroom Apartment	577	53.6
Two Bedroom Apartment	821	76.27
<b>Total floor area:</b>	<b>821</b>	<b>76.27</b>

## Rent

Rental offers starting from £1200 per month, inclusive of business rates, utilities and membership.

## Business Rates

Business rates included within rent.

## EPC

An EPC has been requested..

## VAT

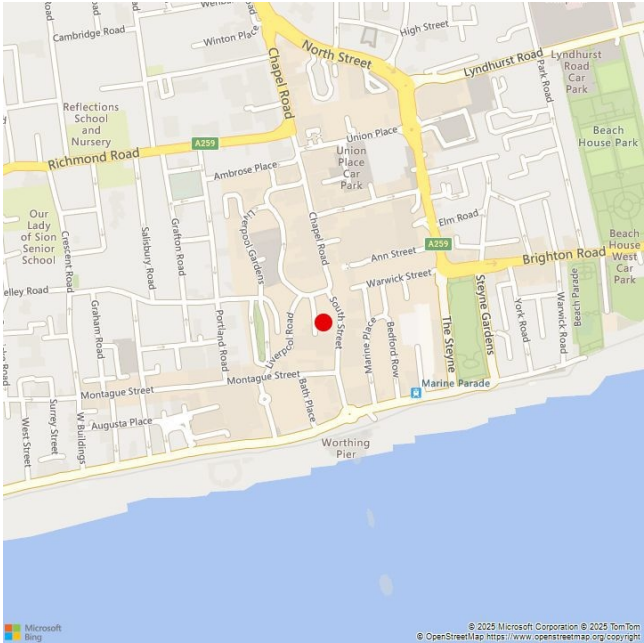
We are informed that VAT is applicable on the terms quoted.

## Use

We understand the premises benefit from Sui Generis 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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**Jacobs Steel**