



Church Walk | Worthing | BN11 2LT  
£265,000





Jacobs Steel are thrilled to present this rarely available first floor apartment, set within an elegant period property tastefully converted into just two residences, each with an equal share of the freehold providing enviable control and no ground rent or fixed maintenance. Ideally located in one of Worthing's most desirable areas—just 250 metres from the seafront and a short 850-metre stroll to the vibrant town centre—this home offers the perfect blend of coastal living and convenience. The apartment boasts two spacious double bedrooms, a bright and airy south-facing living room with access to a private balcony, a well-appointed kitchen and bathroom. Further benefits include a private off-road parking space and an exclusive loft area with exciting potential for redevelopment (STPP). Offered with no onward chain, this is a rare opportunity to secure a characterful home in a prime coastal setting.





## Key Features

- Period Converted First Floor Balcony Apartment
- Two Generous Double Bedrooms
- Substantial South Facing Bay Fronted Living Room
- Private South Facing Balcony
- Fitted Kitchen & Bathroom
- Private Loft With Potential For Redevelopment (STPP)
- Allocated Off Road Parking Space
- Share Of Freehold
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

Step through a charming, stained-glass wooden front door into the welcoming communal entrance hallway, which serves just two apartments within this beautifully converted period building. The private entrance to this apartment opens to a staircase leading to the first-floor accommodation, where a spacious landing awaits—providing access to all principal rooms and an exceptional, exclusive-use loft space measuring approximately 42'10" x 18'11". This vast area offers a wealth of potential for redevelopment, subject to the relevant planning permissions, making it a truly exciting opportunity for future enhancement. Positioned at the front of the property is the impressive south-facing living room, bathed in natural light thanks to its striking bay window. Spanning the full width of the building (18'10" x 12'9"), this elegant space offers ample room for both relaxing and entertaining. French doors lead out to a private south-facing balcony with views over the leafy and sought-after Church Walk—ideal for enjoying morning coffee or evening sunsets. The well-equipped kitchen enjoys views over the pretty rear gardens and features a range of oak-effect wall and base units, complemented by sleek black worktops. There is ample space for white goods and everything needed for day-to-day functionality. Both bedrooms are generously proportioned, each comfortably accommodating a double bed along with wardrobes and additional furnishings. Whether used for guests, family, or a home office, these rooms provide flexible and inviting living space. Completing the internal accommodation is a smartly presented bathroom, fitted with a full white suite including a walk-in shower cubicle, hand wash basin, and a separate WC positioned conveniently nearby.

## EXTERNAL

The charming apartment boasts a private south-facing balcony, accessed directly from the living room. This delightful outdoor space offers the perfect spot to unwind, enjoy a morning coffee, or dine al fresco while soaking up the sun. With picturesque views over the attractive, tree-lined Church Walk, it beautifully extends the living area and creates a seamless indoor-outdoor lifestyle. Adding to the appeal, the property also benefits from a private off-road parking space, conveniently located at the front of this elegant period building—an increasingly rare and valuable feature in such a desirable central location.

## LOCATION

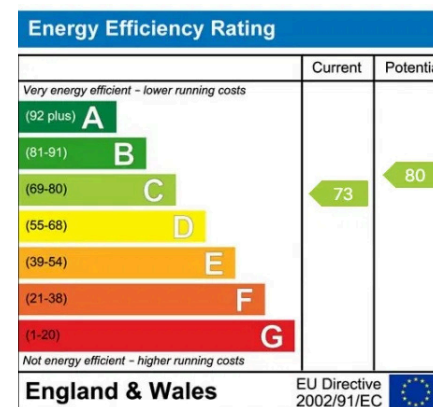
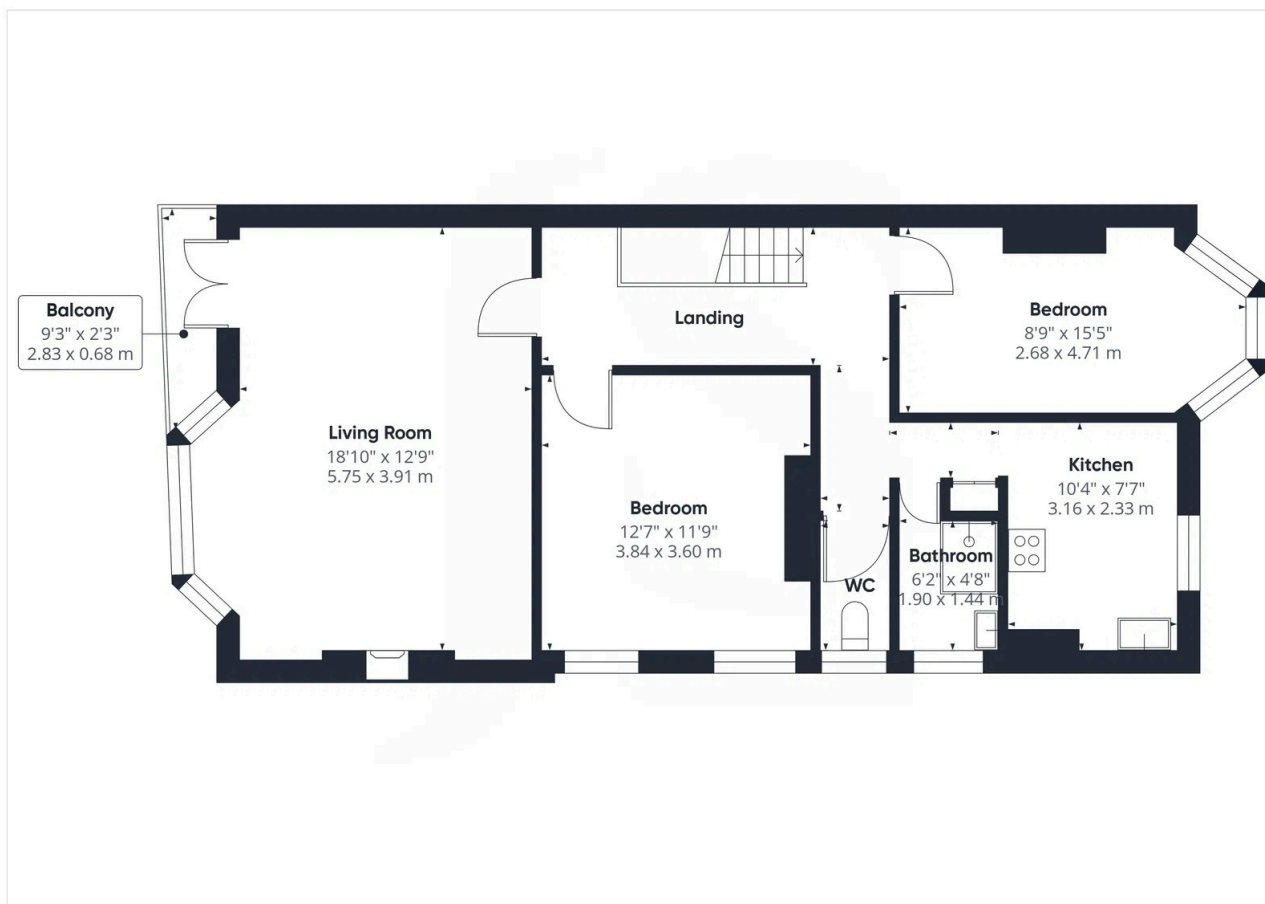
This unique home is set in one of Worthing's most sought-after postcodes, right in the heart of central East Worthing. Just 250 metres from the seafront and under 850 metres from the town centre, you'll be ideally placed to enjoy some of the area's best restaurants and cafés. Nearby, the award-winning Splashpoint Leisure Centre offers two swimming pools, a spa, and a gym. Families will also appreciate the three local parks and the coastal-themed children's playground next to Splashpoint. For commuters, Worthing train station provides regular services along the coast and to London.

Tenure: Share Of Freehold  
Lease: 979 Years Reamining  
Maintenance: As & When - 50% Share  
Ground Rent: N/A

Council Tax Band C



To book a viewing contact us on: 01903 206000 | [worthing@jacobs-steel.co.uk](mailto:worthing@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)



## Property Details:

Floor area \*as quoted by floorplan:

Tenure: Share of Freehold

Council tax band: C

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 floorplans 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.