



**MAKING  
PROPERTY  
WORK**  
[SHW.CO.UK](http://SHW.CO.UK)

**FOR SALE**

**PRIME DEVELOPMENT OPPORTUNITY**

**Former Windsor Hotel, 14-20 Windsor Road, Worthing, BN11 2LX**

**DESCRIPTION**

- Rare historic hotel plus rear detached bungalow.
- 13 parking spaces.
- 0.6 acres (0.24 hectares).
- Positive pre-app for residential.
- Suitable for retirement STPP.

**LOCATION**

- Seafront 1 minute.
- Low density, high value desirable neighbourhood.
- Bus stops on Brighton Road directly south.
- Neighbourhood shopping 0.3 miles.
- East Worthing Station 0.7 miles.
- Diverse town centre amenities.

**EXISTING ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	9,499	882.5
First Floor	4,760	442.2
Second Floor	3,254	302.3
Rear Detached Bungalow	1,358	126.2
<b>TOTAL</b>	<b>18,871</b>	<b>1,753</b>

**PRICE**

Offers in the Region of £1,950,000.

**DATA ROOM**

To view the data room click [HERE](#)

**RATES**

The current 2023 Rateable Value of the property is £44,100.

**VAT**

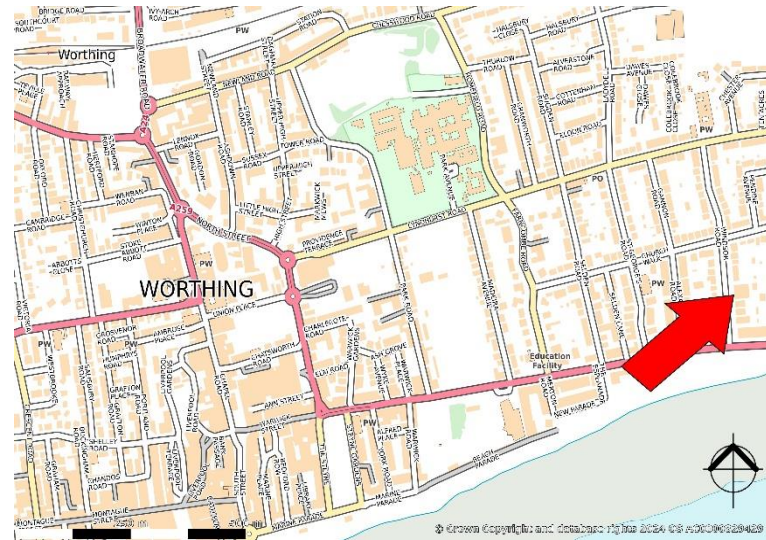
VAT is not applicable.

**LEGAL COSTS**

Each party is to be responsible for their own legal fees.

**EPC**

The property has an EPC Rating of C.



**VIEWINGS –**

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