



FOR SALE

135A Park Road
Worthing, West Sussex, BN11 2AP



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Key Features

- Self-contained detached Building currently used for offices.
- Private offices and open plan areas on each floor.
- WC facilities on both floors
- On-site parking and yard areas
- Private access road (shared with adjacent residential building)
- Close to Worthing town centre
- Suitable for alternative uses, subject to planning.
- Freehold for sale with vacant possession. Offers in the region of £350,000.





Location & Situation

The property is located within Worthing Borough Council and West Sussex County Council, just 0.4 miles north of Worthing town centre, offering convenient access to local amenities and major transport routes. The M23 motorway lies approximately 20 miles to the north, providing a direct link to London, while the property is also well positioned for travel to Brighton & Hove, Portsmouth, Southampton, London and Reading.

Rail connections are excellent, with Worthing, East Worthing and West Worthing stations all within easy reach, each offering regular direct services to key destinations along the South Coast and into London.

What 3 Words: //safely.eggs.lived

Rateable Value

TBC

EPC

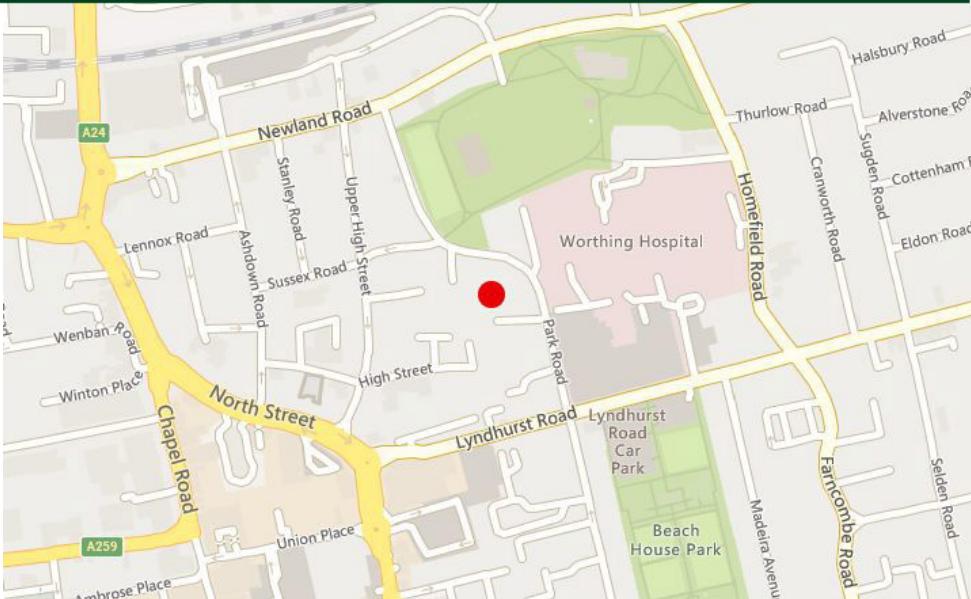
TBC

Planning

The property has been used by the NHS as offices. We believe the prevailing use to be Class E under the use classes order 2020.

The property may lend itself to conversion to other uses.

Interested parties are advised to make their own planning enquiries.





Description & Accommodation

The property comprises a purpose-built two-storey commercial building with brick elevations, currently arranged as office accommodation. It is positioned to the rear of 135 Park Road, which is a residential building, and is accessed via a shared private road to the side of that building.

Externally, there are yard and parking areas to the north, east and west of the property. Internally, the accommodation is arranged over ground and first floors, offering a mix of open-plan space and a variety of individual rooms suitable for office and meeting use.

WC facilities are provided on the ground floor, with additional former WC space on the first floor now used for storage. Kitchen facilities are available on both floors.

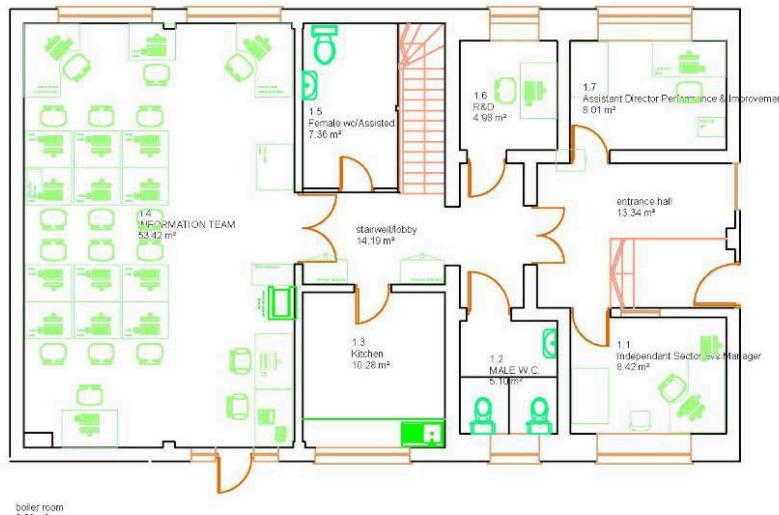
The building has a flat roof and is centrally heated. It is predominantly double-glazed, with some original single-glazed metal-framed windows remaining in parts of the property.



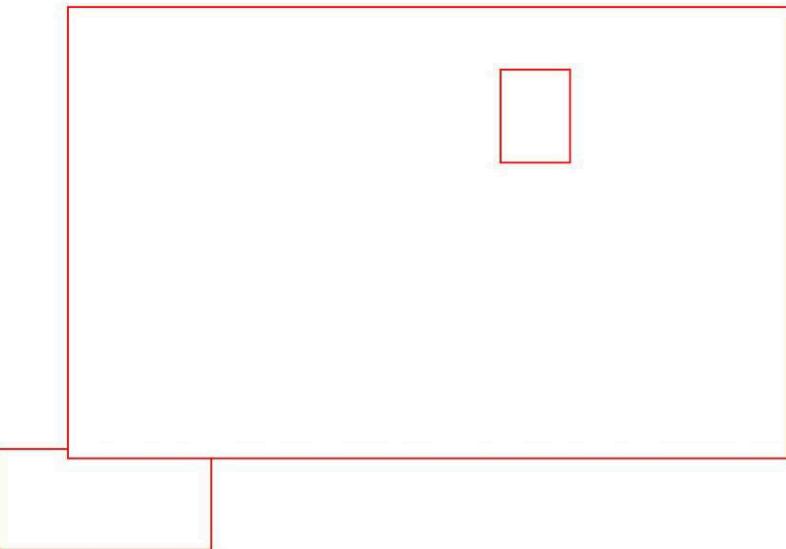
The accommodation has the following approximate Net Internal Area (NIA):

Area	Net Internal Sq Ft.	Net Internal Sq M.	Gross Internal Sq Ft.	Gross Internal Sq M.
Ground	943	87.6	1,505	139.78
First	1,455	135.17	1,505	139.78
Total	2,395	222.82	3,009	279.56

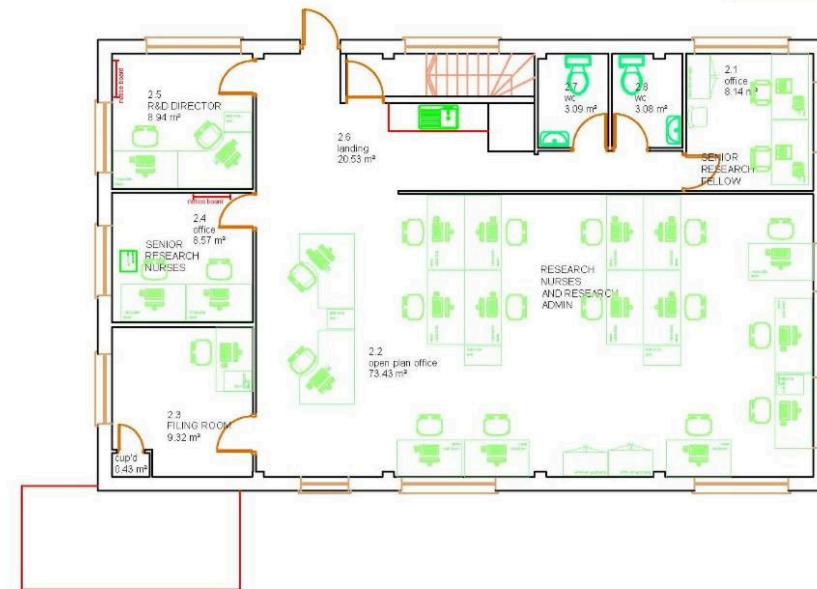
GROUND



ROOF



FIRST



FLOOR PLAN For identification purposes only.



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Terms

We have been instructed to market the freehold interest, on the basis of vacant possession on completion, with offers in the region of £350,000.

Legal Fees

Each party to bear their own legal costs incurred.

VAT

We understand that the property is not elected for VAT.

Anti Money Laundering Regulations 2017

In accordance with current Government legislation, we are legally required to conduct Anti-Money Laundering (AML) checks on all prospective purchasers or tenants where the transaction involves a capital value of €15,000 (EUR) or more, or a rental value of €10,000 (EUR) per calendar month or greater.

This process includes verifying identity, as well as confirming the source and availability of funds. Please note that we must obtain and record this information before any transaction can be formalised or contracts exchanged.



Further Information

Please contact the sole agents Flude Property Consultants:

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Flude Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) these particulars are set out in good faith and are believed to be correct but their accuracy cannot be guaranteed and they do not form any part of any contract; ii) no person in the employment of Flude Property Consultants has any authority to make or give any representation or warranty whatsoever in relation to this property.

22 January 2026

