

For Sale - Freehold Disposal

Development Opportunity

25 Farncombe Road, Worthing, West Sussex, BN11 2AY



Key Highlights

- Freehold with vacant possession
- Site area extending to approximately 0.52 acres (0.21 hectares)
- Suitable for investors, developers and owner-occupiers
- Unconditional offers invited
- Private car parking with access from Farncombe Road
- Offered for sale by private treaty
- Bid deadline: Noon on 1 April 2026.

SAVILLS SOUTHAMPTON
Mountbatten House, 1 Grosvenor Square
Southampton SO15 2BZ

+44 (0) 23 8071 3900

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Site boundary for indicative purposes only

LOCATION

The property is situated at 25 Farncombe Road, Worthing, West Sussex, within an established residential area. Worthing town centre is close by and provides a broad range of retail, leisure and transport facilities.

The location benefits from convenient access to both local amenities and wider transport connections.

Access is taken directly from Farncombe Road. The A27 provides east-west routes along the south coast, with onward links to the A24 and A23, offering access north towards London and the wider South East.

Worthing railway station is located approximately 0.8 miles to the south and provides regular services to London, Brighton and other destinations along the south coast, with journey times to London Victoria of circa 1 hour 30 minutes.

DESCRIPTION

25 Farncombe Road comprises a substantial detached period building of red brick construction with stone dressings, arranged over ground and first floors, with a flat at upper level, together with a basement. The property occupies a prominent corner position and is of notable architectural character, featuring decorative elevations and a distinctive corner tower.

At ground floor level, the accommodation includes a kitchen and common room, two large office/teaching rooms, a small office, two WCs and an accessible WC. The first floor provides two further large office/teaching rooms, a WC, and three smaller rooms suitable for office and/or storage purposes. The upper floor is currently configured as a two-bedroom flat, with damage to the ceiling noted in one room. The property also benefits from basement storage accommodation.

Externally, the site includes areas of hardstanding providing on-site parking, together with a separate commercial unit located in the corner of the plot, of steel frame construction with brick elevations. A semi-detached residential dwelling known as 25A Farncombe Road adjoins the western boundary of the site.

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PLANNING CONTEXT

The property is situated within the administrative area of Adur and Worthing Borough Council. The property is not understood to be listed and is located within the Farncombe Road Conservation Area.

The site is currently occupied in its entirety by St John Ambulance and is used in connection with first aid training and associated activities.

Prospective purchasers are advised to make their own enquiries of the local planning authority in respect of the planning status of the property.

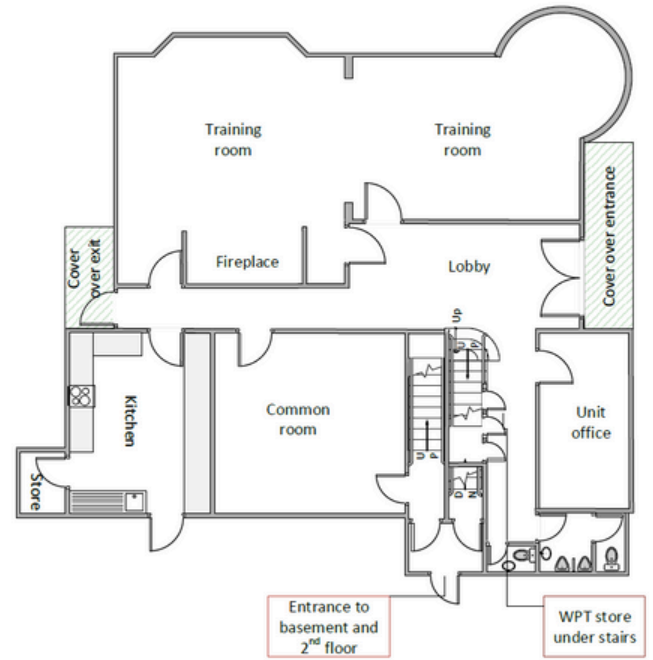
ENVIRONMENTAL

Enquiries with the Environment Agency confirm that the property is located within Flood Zone 1, indicating a low probability of flooding. There are no Tree Preservation Orders (TPOs) affecting the site.

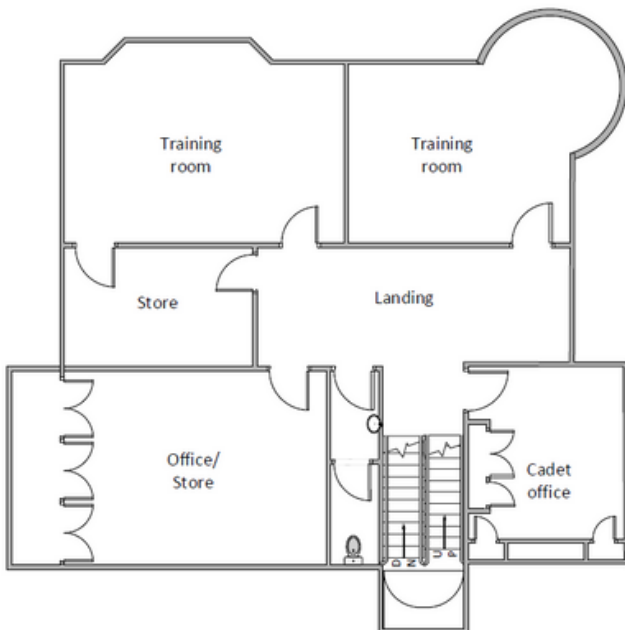
ACCESS

The property is accessed directly from Farncombe Road.

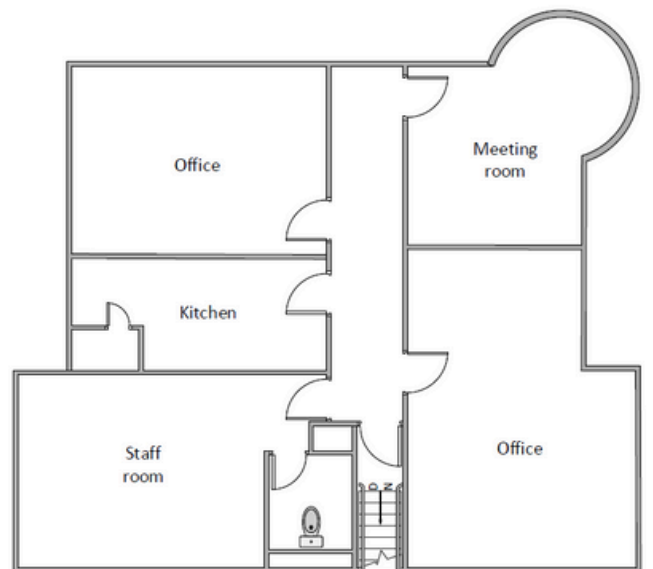
Ground Floor



First Floor



Second Floor



Configured as a Two-Bedroom Flat

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METHOD OF SALE

The site is offered for sale by informal tender on an unconditional basis. Offers should be submitted by email to Jack Sadler (email address provided below). All offers must be clearly marked "25 Farncombe Road, Worthing".

TENURE

The site is offered freehold with vacant possession and is held under Land Registry Title Number WSX346466.

UTILITIES

The property is understood to be connected to mains electricity, water and gas, although the gas supply is believed to have been capped off. Interested parties are advised to satisfy themselves on the availability and capacity of services.

EPC

Available upon request.

VAT

No option to tax for VAT has been exercised.

VIEWINGS

Interested parties must arrange a viewing by appointment only.

RATING

The property is assessed for non-domestic rates and is entered in the Valuation Office Agency rating list.

ADDITIONAL INFORMATION

For access to the dataroom please contact Nita Patel nita.patel@savills.com

LOCAL AUTHORITY

Town Hall
Chapel Road
Worthing, BN11 1HA
01903 221 471

www.adur-worthing.gov.uk

CONTACTS

For further information please contact:

Jack Sadler

jack.sadler@savills.com
+44 797 703 0140

Rayne Bulpitt

rayne.bulpitt@savills.com
+44 777 940 2711

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