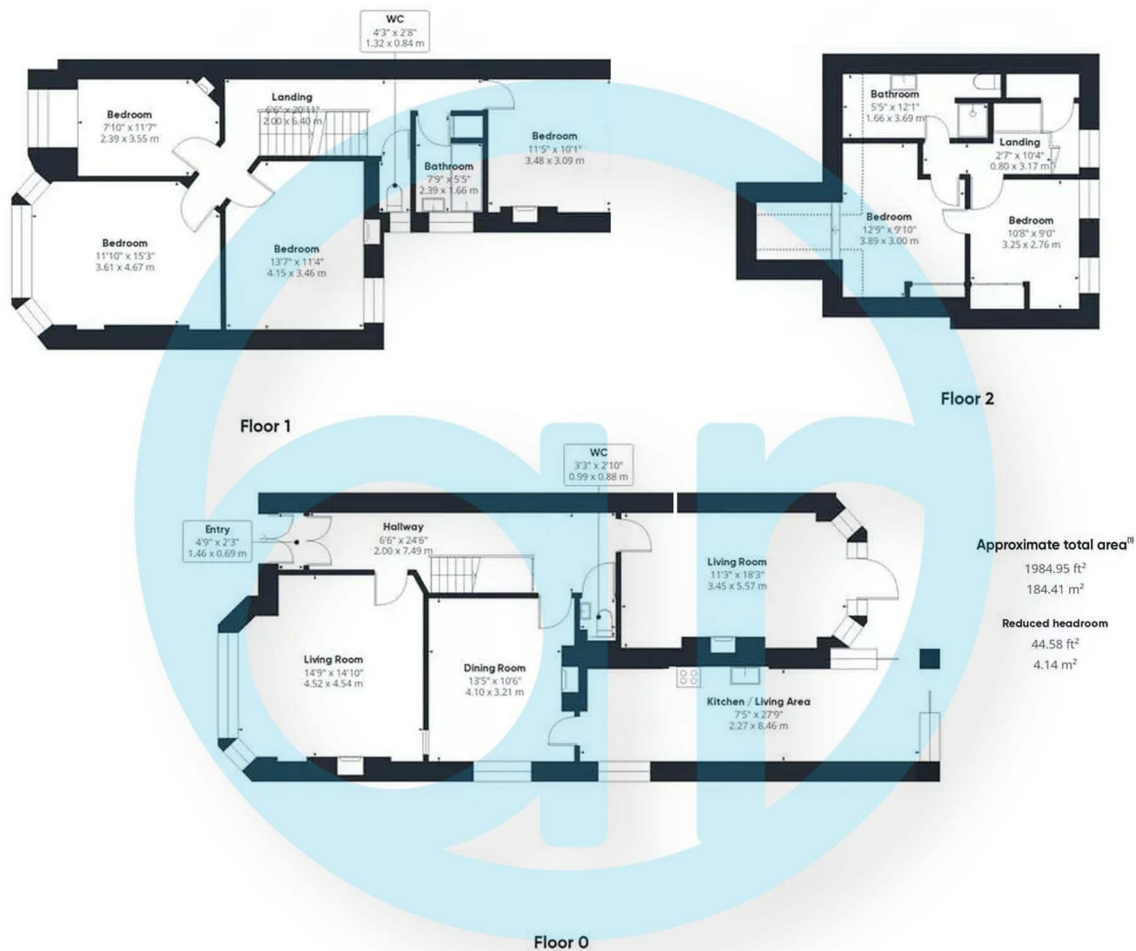




Reigate Road, Worthing

Offers In The Region Of £750,000

This substantial six-bedroom property presents a rare opportunity for investors, developers, or care providers seeking a versatile building with significant future potential.

Currently operating as a residential care home, the property offers generous internal space, multiple bedrooms, and a practical layout suitable for a variety of uses. The size and configuration of the building make it ideal for continued care use, supported living accommodation, or conversion into alternative residential or commercial formats (subject to the necessary planning permissions).

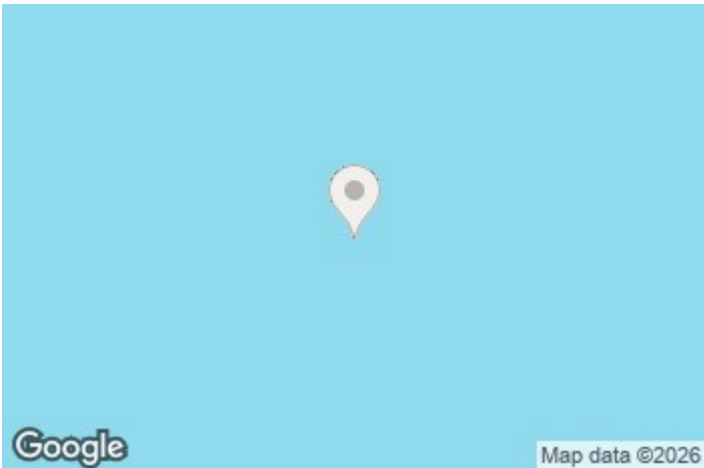
Properties in the surrounding area have successfully been converted into a mix of commercial and residential dwellings, highlighting the strong potential for redevelopment. The property may also lend itself well to conversion into a House in Multiple Occupation (HMO), providing an attractive investment opportunity with strong rental demand.



Council Tax Band:

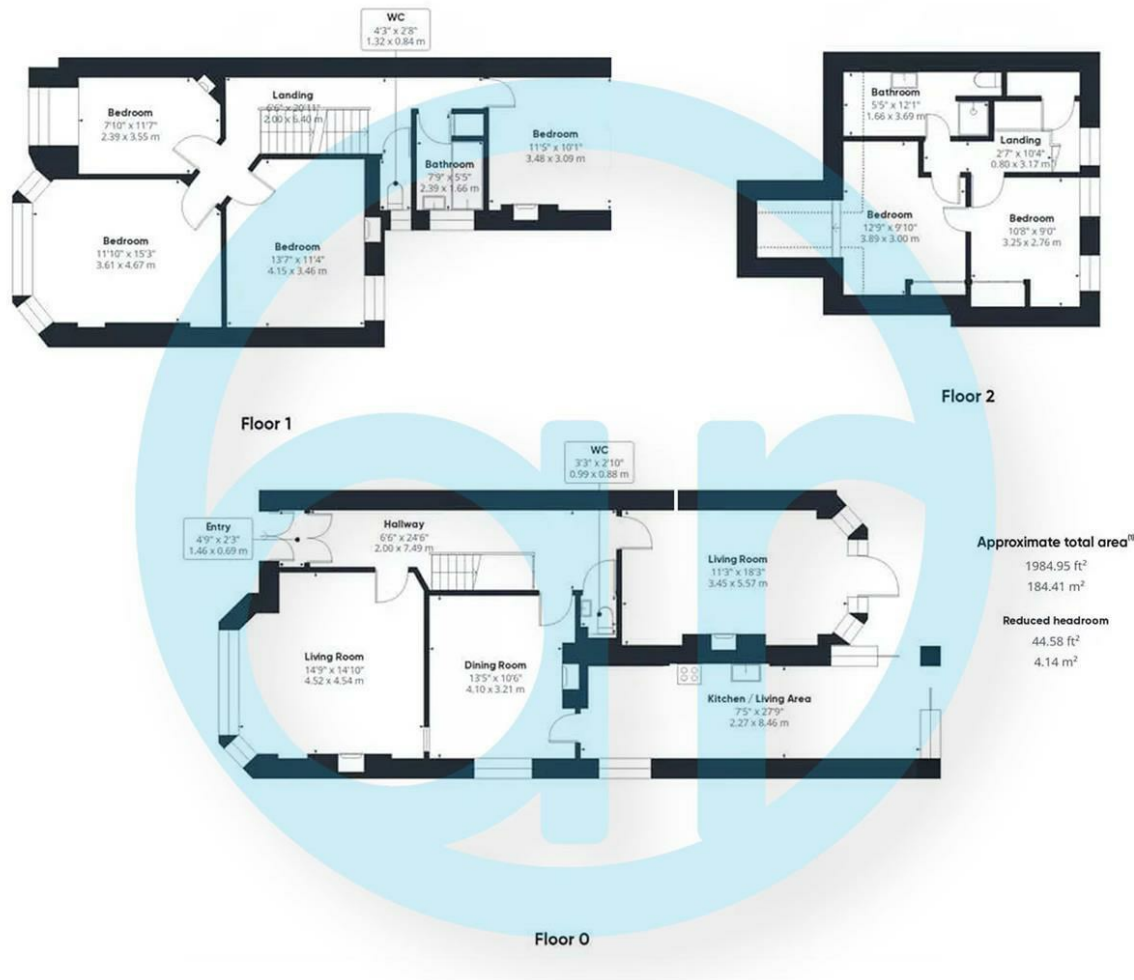
- Potential for HMO conversion (subject to consent)
- Strong investment potential
- Six well-proportioned bedrooms
- Three reception rooms
- EPC - D
- Opportunity for mixed commercial and residential development
- Large adaptable space
- Two bathrooms
- Nearly 2000 sqft of space
- Local shops and transport links





EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

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