



BRIGHTON ROAD, WEST SUSSEX, BN11  
**£750,000 SHARE OF FREEHOLD**

**Winkworth**



## BRIGHTON ROAD, WEST SUSSEX, BN11

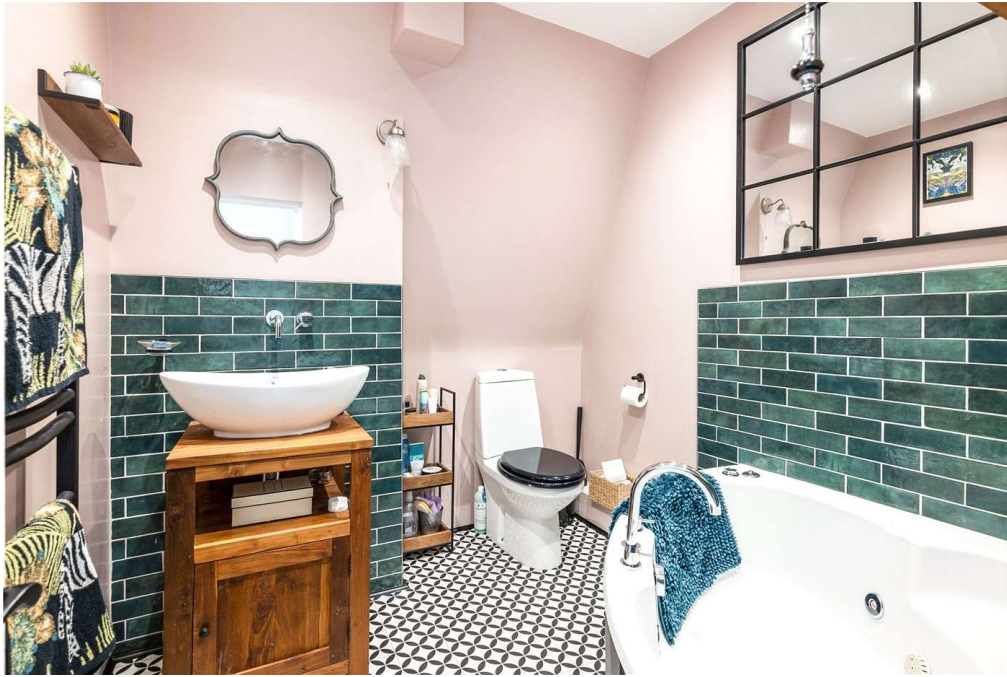
This sublime penthouse apartment forms the entire top floor of one of Worthing's finest Grade II\* Regency seafront Villas. 'Beach House' was built in 1820 to designs by John Rebecca and has had notable custodians over the years including royal connections. In more recent times the house was converted into seven apartments. 'Helmes' is a full-width lateral apartment with a superb private roof terrace affording direct sea views and distant views of the South Downs across Beach House Park.

Beautifully appointed this fabulous home is unique and one that we are excited to bring to the market as property of this nature seldomly comes available. The current owners have maintained and improved the apartment to provide modern living cloaked in a period exterior. The communal areas are grand with a sweeping staircase to your private front door. Once across the threshold, you're welcomed into a hallway with storage and doors to the principal rooms. Our floorplan gives a detailed look at the layout and dimensions. Of note is the spacious reception with sea views to the south and a glazed door to the terrace. The room is perfectly shaped for designated reception and dining areas. The kitchen has been expertly designed and fitted with a contemporary range of wall and base units to include integrated appliances, the views from the window are across the pretty park to the north. Two of the bedrooms are large doubles both with built-in wardrobes and the principal has a modern en-suite shower room. The third is a large single and is currently used as the home office. A family bathroom has recently been fitted with a modern suite comprising of a corner jacuzzi bath, basin and w.c. Throughout the home, there is ample storage with multiple cupboards.



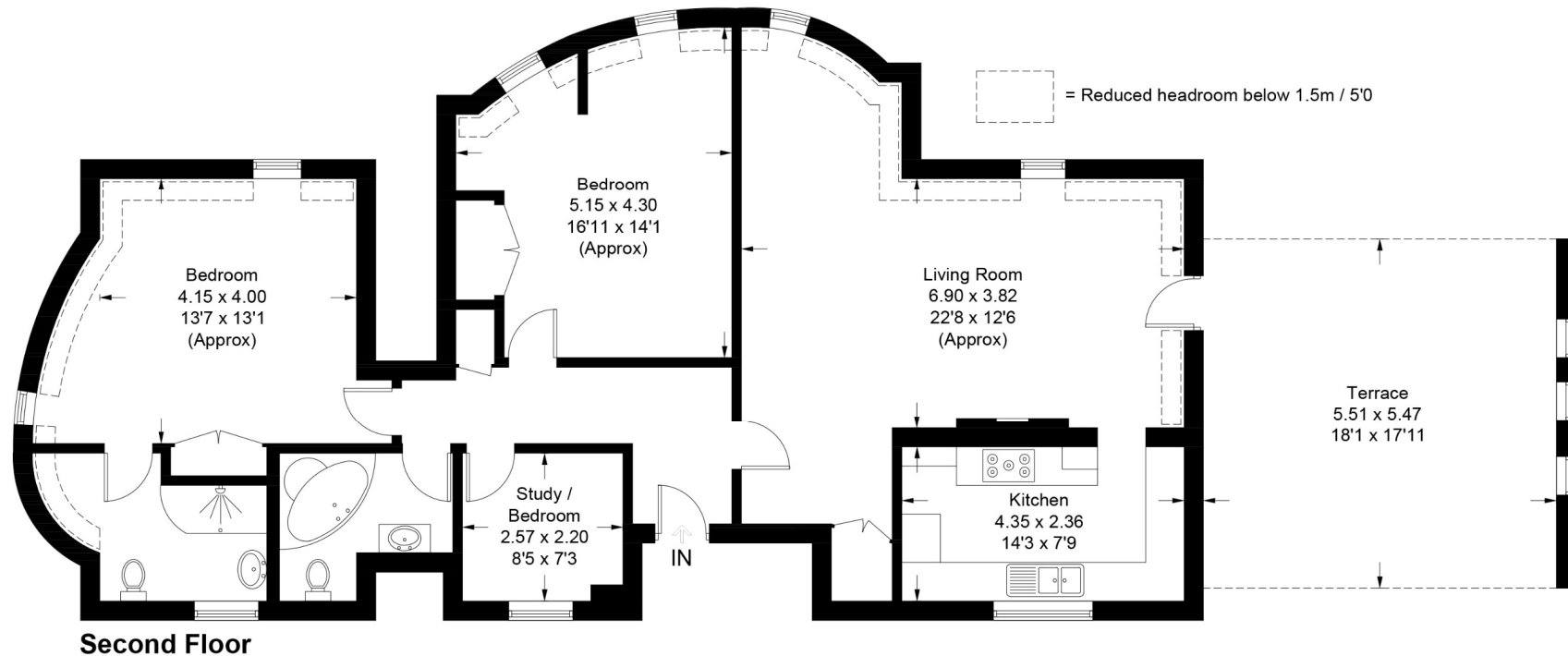
Externally this property has one of the most impressive terraces we have seen. Extremely private you benefit from not only an open outlook across the lawns out to sea but also over the ground of Beach House Gardens to the north. The chimney stacks with their open arches make for stunning frames of the neighbouring period properties and stunning sunsets. The property has private off-street parking for two cars in front of the main entrance.

Beach House is just off the centre of Worthing Town. The recently built Splashpoint swimming pool and health club is within 200 yards and has the seafront beyond. The town with numerous bars, restaurants, shops, supermarkets and leisure facilities is a level 5 minute walk and there are local bus stops on Brighton Road. Rail commuters have Worthing Station offering mainline services to Brighton and direct to London.



# Beach House, BN11

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzco Marketing 2022.

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