

ROWLANDS ROAD

WORTHING BN11

An exceptional coastal redevelopment offering plans for
47 premium apartments and 6 exclusive houses.

DETAILED PLANNING PERMISSION GRANTED



THE OPPORTUNITY

PLANNING PERMISSION GRANTED FOR
FORMER BINGO HALL, ROWLANDS ROAD,
WORTHING, WEST SUSSEX

- Planning application reference AWDM/1331/24 (approved Nov 2025) for development of a 100% private residential scheme on a site of approximately 0.75 acres, comprising 47 apartments alongside five 3-bedroom houses and one 4-bedroom house
- The existing property comprises a white part three and part four-storey building with a flat roof, currently configured as a bingo hall, with a car park to the rear
- Situated close to a wide range of retail, leisure and local amenities
- The South Downs National Park lies to the north of Worthing, offering attractive countryside and rolling landscapes
- Excellent transport connections by road, rail and air throughout West Sussex and beyond
- Fixed financial contributions total £152,000
- Unconditional offers are invited.



A RARE OPPORTUNITY IN
THE HEART OF WORTHING.

A FORMER CINEMA, THE
SCHEME OFFERS SCALE,
CHARACTER, AND A UNIQUE
CHANCE FOR REDEVELOPMENT
INTO A CONTEMPORARY
COASTAL LANDMARK.



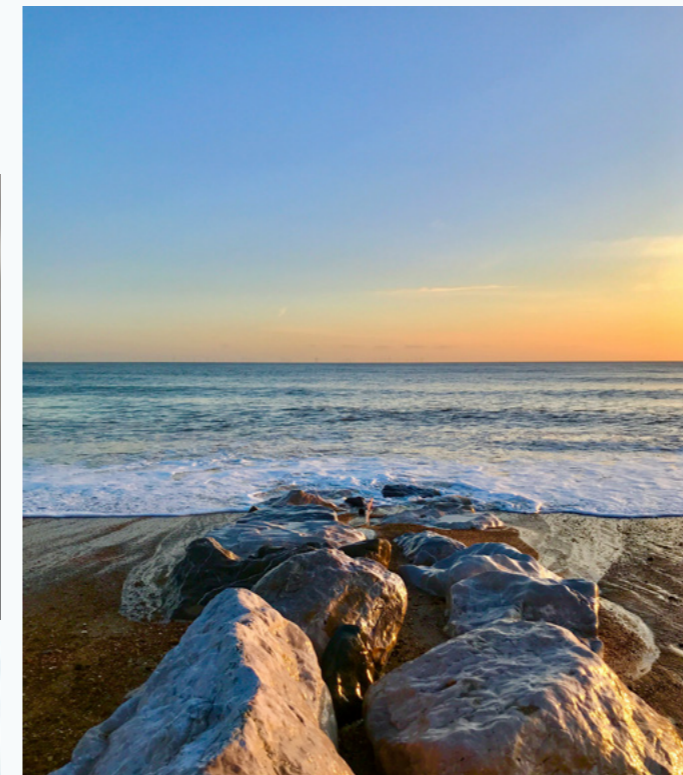
LOCATION

The property is located on Rowlands Road in Worthing, a short walk from the seafront via Queen's Road. The surrounding area features attractive Victorian terraced housing, local amenities and close proximity to the Sussex coastline.

Worthing is a popular seaside town offering a blend of coastal charm, modern amenities and a vibrant community. The town centre provides a mix of national retailers and independent shops, with supermarkets including Waitrose, Lidl, Tesco Express and an M&S Food Hall near Worthing Pier.

The South Downs National Park lies nearby, offering excellent walking and cycling routes, while Worthing Beach provides a popular setting for leisure and recreation. The town also hosts regular cultural and seasonal events, enhancing its strong community feel. The area benefits from a good selection of state and independent schools.

Worthing is well connected, located approximately 10 miles west of Brighton and 60 miles south of London, with excellent road and rail links. Overall, Worthing offers a high quality of life combining coastal living with everyday convenience.



TRAVEL

The Plaza enjoys excellent connectivity across the South Coast and beyond. The A24 provides direct access to the M25, linking Worthing with Greater London, Gatwick Airport and the wider South East.

The A27 offers strong east-west connections to key coastal centres including Brighton, Chichester and Portsmouth, while the A259 follows the picturesque southern coastline.

Worthing Railway Station offers frequent and direct services, providing convenient connections to London Victoria, Gatwick Airport, Brighton, Chichester and Littlehampton.

For international travel, London Gatwick Airport is located approximately 24 miles to the north east, with both London Heathrow and Southampton airports also easily accessible.



BY CAR

30 _{MIN}	57 _{MIN}	1 HR 15 _{MIN}	1 HR 25 _{MIN}
BRIGHTON & HOVE	PORTSMOUTH	GREATER LONDON	SOUTHAMPTON

BY TRAIN (FROM WORTHING STATION)

25 _{MIN}	27 _{MIN}	50 _{MIN}	1 HR 30 _{MIN}
BRIGHTON	CHICHESTER	GATWICK AIRPORT	LONDON VICTORIA

BY AIR (AIRPORTS BY ROAD)

45 _{MIN}	1 HR 10 _{MIN}	1 HR 30 _{MIN}	1 HR 40 _{MIN}
GATWICK AIRPORT	SOUTHAMPTON AIRPORT	HEATHROW AIRPORT	LONDON CITY AIRPORT

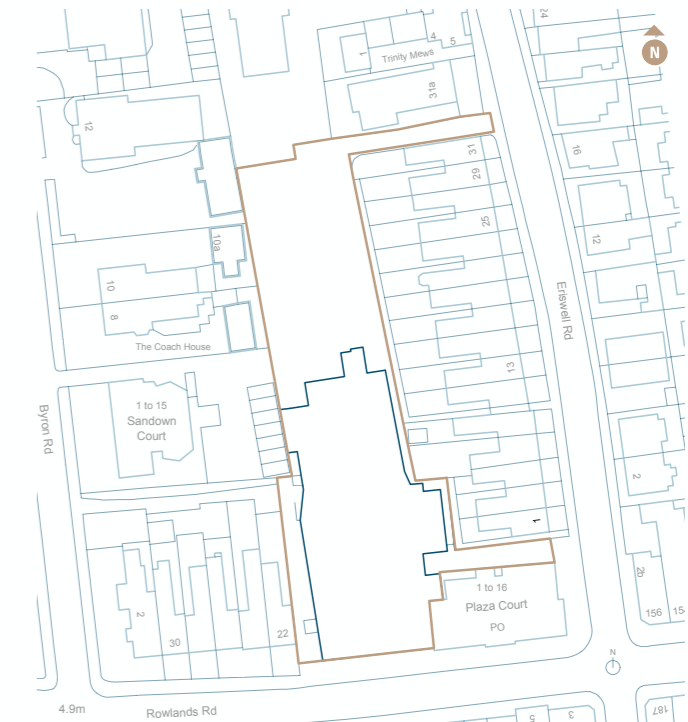


DESCRIPTION

The Plaza is a distinctive 20th-century building with a striking white façade and wide frontage.

Large ground-floor windows give the building a strong presence and visual connection to the street. Formerly a cinema, it spans approximately 23 metres in width and 53 metres in depth, providing around 1,219 sq m (12,121 sq ft) of internal space on a substantial 0.75-acre site. The upper floors feature light-toned brickwork, enhancing its refined character.

Set within an established residential neighbourhood, The Plaza benefits from excellent local amenities, with Worthing Pier to the south and Victoria Park to the north. The wider area combines coastal living with open countryside and well-established residential areas, creating a strong sense of space and exclusivity.



A HIGH-QUALITY PRIVATE SCHEME COMPRISING 47 APARTMENTS AND 6 HOUSES

Planning application reference AWD/1331/24 (approved Nov 2025) for development of a 100% private residential scheme on a site of approximately 0.75 acres, comprising 47 apartments alongside five 3-bedroom houses and one 4-bedroom house.



The site falls within Zone 1, which has a £25/m² charging rate (adopted 2020) for flatted development, with some indexation likely to apply.

The proposed scheme delivers **5,181.4 m²** of new floorspace, with an existing floorspace offset of **2,434.5 m²**, resulting in **2,746.9 m²** of chargeable floorspace at the applicable rate (plus indexation). The houses would attract a higher CIL rate, although these could be covered by the existing floorspace offset.

APARTMENTS

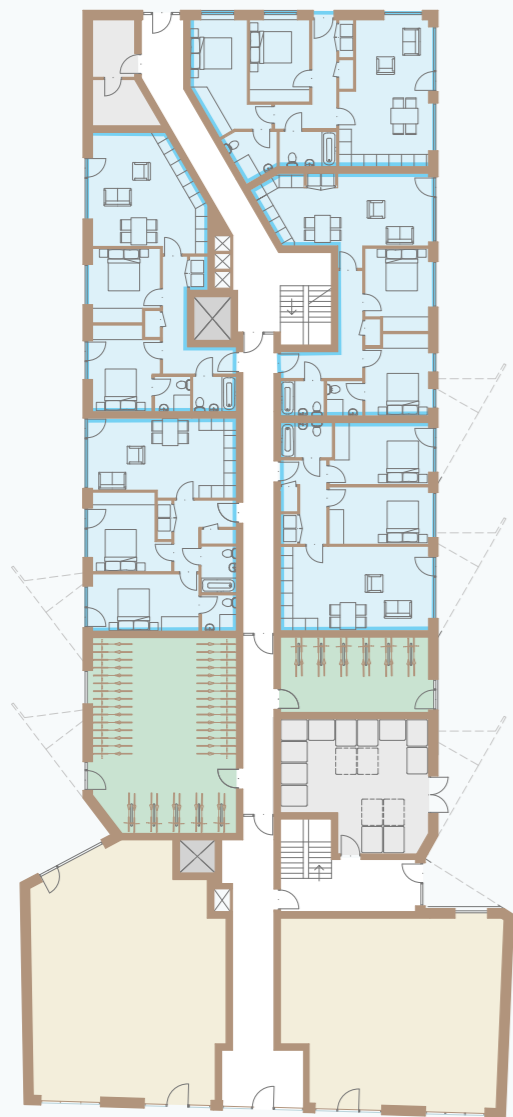
Floor	1 bed apartment (2 person)	2 bed apartment (3 person)	2 bed apartment (4 person)	Total units	Residential GIA (m ²)	Commercial GIA (m ²)
Fourth	2	6	1	9	681	0
Third	4	2	5	11	859	0
Second	2	2	7	11	911	0
First	2	2	7	11	911	0
Ground	0	0	5	5	691	195
Total	10	12	25	47	4,053	195

HOUSES

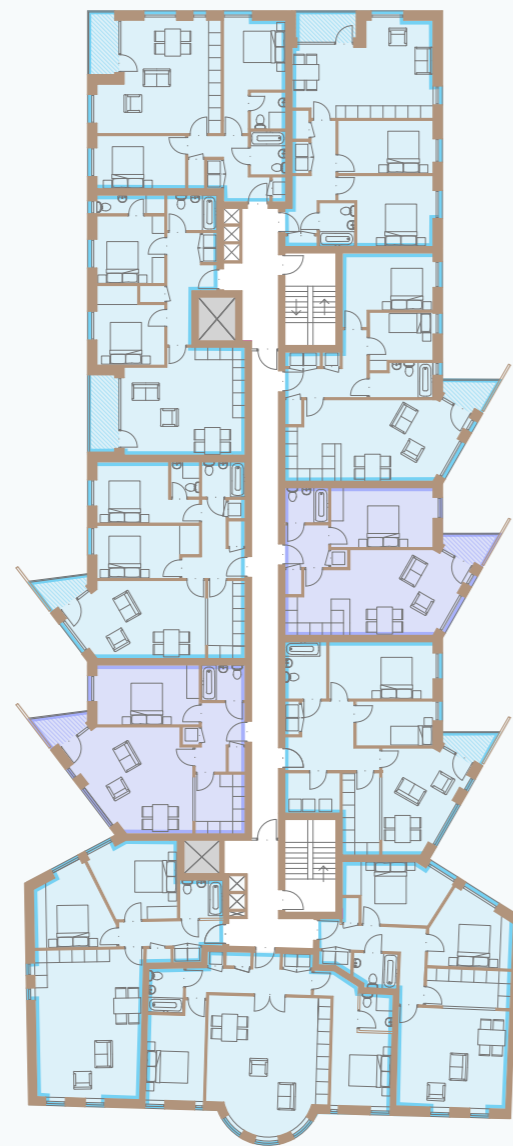
Floor	3 bed house (5 person)	4 bed house (8 person)	Total units	Residential GIA (m ²)
Ground	5	1	6	609

APARTMENTS

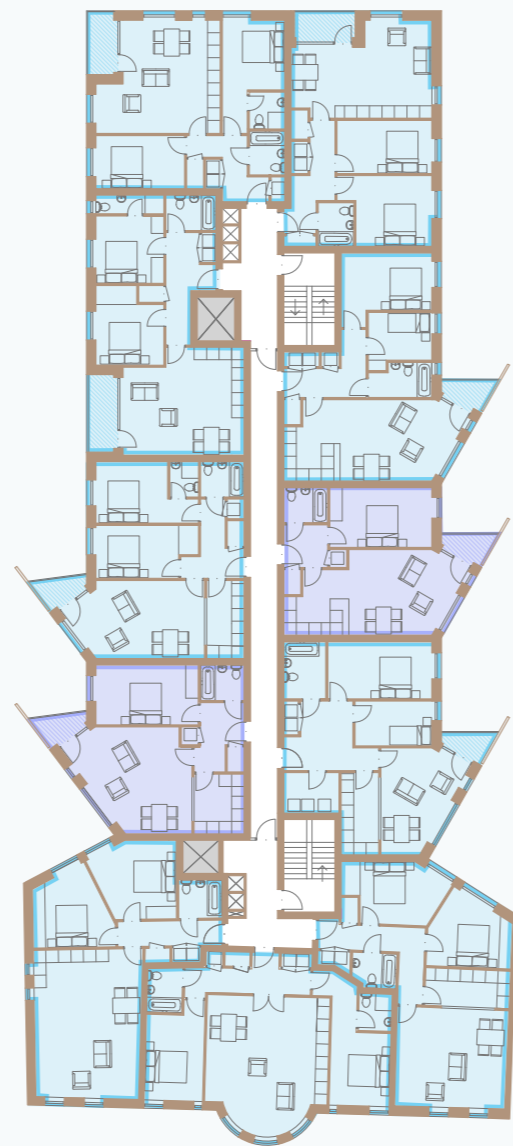
- 1 bedroom apartment
- 2 bedroom apartment
- Retail/commercial
- Cycle stores
- Refuse stores



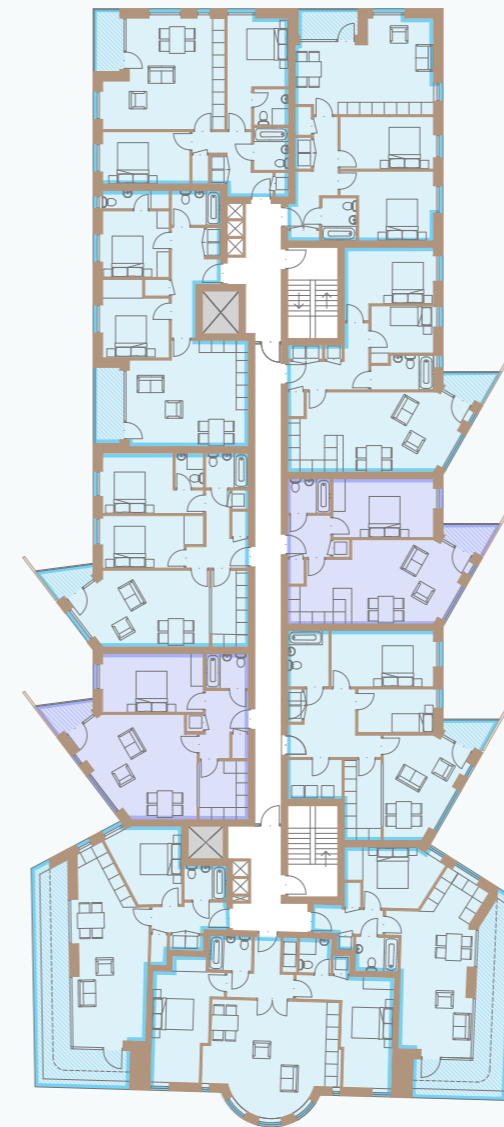
GROUND FLOOR



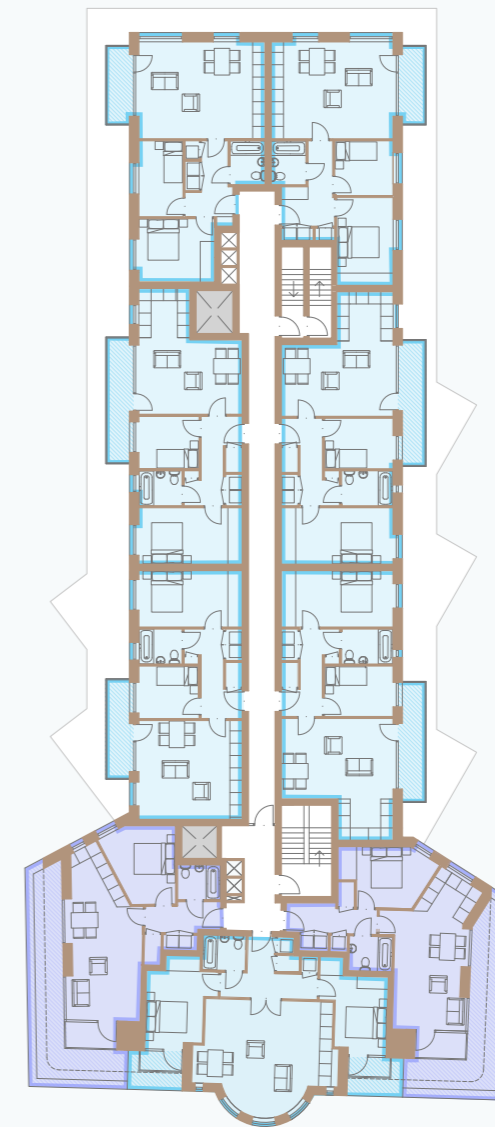
FIRST FLOOR



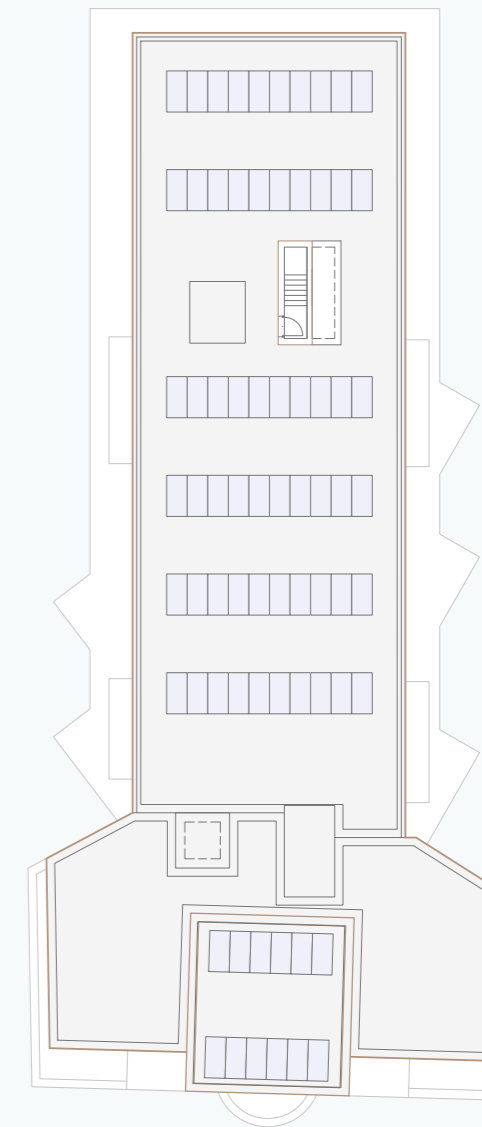
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR

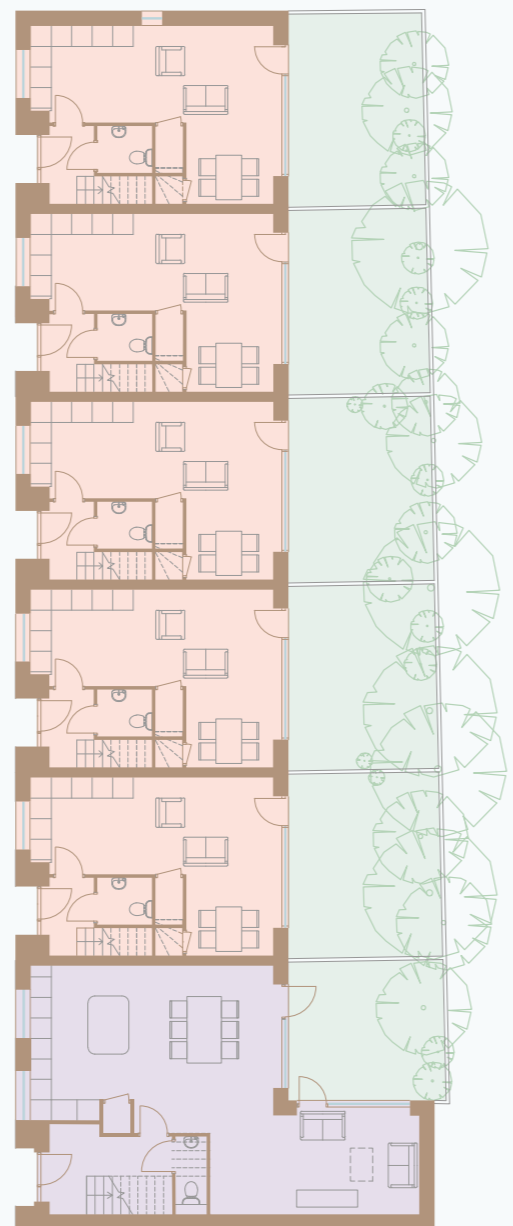


FIFTH FLOOR

HOUSES

A unique new development of six premium family homes, thoughtfully designed in a contemporary mews style.

Each property combines refined architecture with practical living, featuring private patio gardens, balconies, and off-street parking. Finished to a high specification throughout, the homes offer carefully considered interiors that balance quality, comfort, and modern design, creating an exceptional residential offering in a well-connected town centre location.



■ 3 bedroom house ■ 4 bedroom house ■ Patio gardens

DETAILS

METHOD OF SALE

The site will be sold by way of informal tender. The site will be sold on an unconditional basis only.

Developers are asked to explicitly state their assumptions made in producing the offer, providing full details of financial aspects including timing of payments, details of any conditions and proof of funding for the transaction.

Please also clearly state and identify any due diligence that you will require to be carried out and the timescale within which you anticipate achieving exchange of contracts and contractual completion.

Our client reserves the right not to accept the highest, or any offer received.

TENURE

The site is held under the Freehold title **xx**

VAT

The property has been elected for VAT.

DATA ROOM

An information pack has been compiled to assist parties in formulating their offers. The pack contains the following details:

- Legal Documents
- Planning Summary
- Indicative Scheme

CONTACT

VIEWINGS

All viewings are strictly by appointment only through the retained marketing Bray Fox Smith Living. Please contact a member of the marketing team for site access.



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