



EXISTING FRONT (WEST) ELEVATION

## The Atrium

3 The Causeway | Goring-by-Sea | Worthing | BN12 6FR

Planning has been granted under notice/0012/24 for an application for prior approval for change of use for offices to 48 residential units comprising: 15 x 1 bedroom, 28 x 1 bed 2 person and 5 x 2 bed 3 person units. Situated within yards from Durrington-on-Sea railway station and Worthing Leisure Centre, and just over 1 mile to the sea and Goring-by-Sea beach. For sale by the order of the Receivers.

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**DETAILS** The Atrium is a substantial detached former commercial building of offices in the process of conversion. The conversion will provide 48 residential flats totalling some 2644.72m<sup>2</sup> (or 28,468.46ft<sup>2</sup>) with potential for further extensions providing potentially a further 77 units.

**APPLICATION NO.** Notice/0012/24

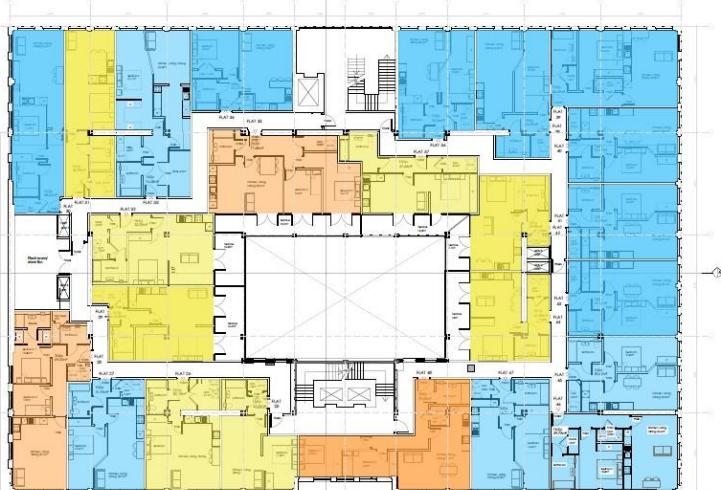
**ADDITIONAL INFORMATION** Local authority is Adur and Worthing Council



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ



[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844



#### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.