



8 New Parade,  
Worthing,  
West Sussex Bn11 2BQ

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## 8 New Parade Worthing

An elegant Victorian terrace residence featured in 'Homes & Gardens' magazine is enviably positioned just moments from Worthing's seafront and promenade. Arranged over three generous floors, this beautifully presented coastal home commands uninterrupted views across the promenade and the English Channel.

Upon entering via the entrance porch, the impressive scale of the property is immediately apparent, enhanced by high ceilings and striking striped wood flooring. The ground floor offers a superb sense of flow, with a bright south-facing living room to the front and a dining room that seamlessly connects to the breakfast room and kitchen ideal for both family living and entertaining.

A cloakroom is discreetly positioned beneath the stairs, while a separate utility room adjoins the kitchen. To the rear, a useful utility room provides additional practical space.

The first floor comprises four well-proportioned bedrooms. Bedroom two is a particularly generous double, positioned at the front of the house to take full advantage of the sea views and benefitting from a delightful sun balcony the perfect vantage point from which to enjoy the ever-changing coastal panorama. Three further double bedrooms are served by a family bathroom.

Occupying the entire second floor, the principal suite provides an exceptional retreat, featuring a recently re-fitted en-suite bathroom, a picture window framing far-reaching coastal views, and direct access to an impressive 25 ft roof terrace a truly special outdoor space from which to appreciate the unrivalled seafront setting.

Extending to approximately 2,300 sq. ft of internal accommodation, New Parade represents a substantial freehold family home in one of Worthing's most sought-after seafront positions.

*Guide* £1,100,000





**Entrance vestibule:** Internal glazed door to the entrance hallway stairs to the first floor, wooden flooring, servants' bells, understairs storage and understairs toilet with wash hand basin.

**Sitting Room:** an imposing South facing room with stripped wooden flooring high decorative ceilings and plasters, double glazed windows, feature fireplace. Opening to:

**Dining Room:** Fireplace stripped wooden flooring, decorative coving, double glazed window, wooden door to:

**Kitchen:** Bright, spacious farmhouse kitchen with warm wooden cabinetry, large marble island, pendant lighting, gas range cooker, tiled flooring, neutral walls, rustic stools, and cozy decorative accents throughout.

**Utility Room:** Space and plumbing for a washing machine, butler sink and hardwood worktop.

Striped Wooden split-level staircase to:

**First Floor Landing:**

**Bedroom Two:** South facing window overlooking the seafront, stripped wooden flooring, floor to ceiling reclaimed fitted wardrobes, door opening to:

**Bedroom Two:** South facing window overlooking the seafront, stripped wooden flooring, floor to ceiling reclaimed fitted wardrobes, door opening to:

**Balcony:** Enclosed by an attractive cast iron balustrade, the balcony offers an idyllic view stretching from Worthing pier to Brighton.

**Bedroom Three:** Stripped wooden flooring, double glazed ...

**Bedroom Four:** Double glazed window.

**Bedroom Five:** Cupboard housing gas boiler, stripped wooden flooring, further cupboard housing the hot water cylinder, double glazed window.

**Bathroom:** Attractive period freestanding bath with telephone style mixer taps, shower attachment over, low level WC, tiled flooring, obscured double-glazed window

**Second Floor Landing:** Half landing with access door to the

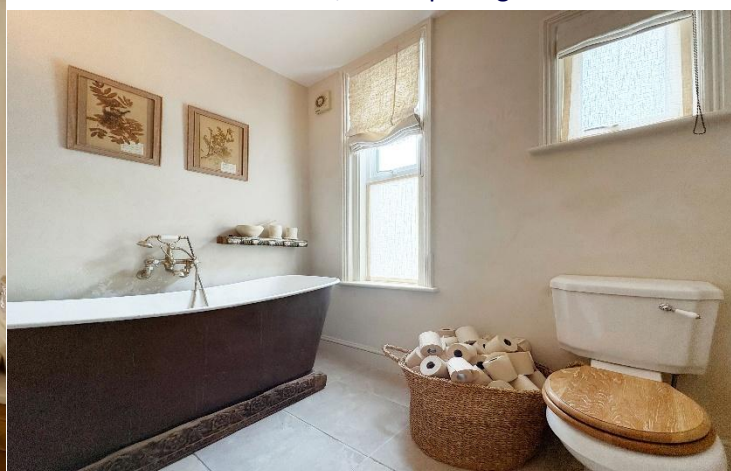
**Roof terrace:** Rail and wall.

**Principal Bedroom Suite:** South facing window seat along with a Velux style window, stripped wooden flooring, fitted wardrobes, sea views, eves storage, door to:

**En suite:** Tile enclosed bath with mixer taps over, fitted over bath shower with rainfall head and glass shower screen, two Velux style windows.

**Courtyard Garden:** Timber built storage unit. Gate for rear access.

**Front Garden:** Flint walled front garden with Victorian tiled path.





Council Tax Band: E

Energy Performance Rating: D

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Total Area: 2396 ft<sup>2</sup> ... 222.6 m<sup>2</sup> (Excluding Balconies)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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