

Bedford Row

*Elegant bohemian comfort in the heart of Worthing
for short breaks & location shoots*





Welcome to Bedford Row

We're delighted you want to stay here. We've renovated this flat with great care, we hope you love it as much as we do!

The flat is an oasis of comfort and convenience in the heart of Worthing. Are you planning days of swimming, kite surfing or walking on the Sussex Downs? Are you a fun runner, or here for a car, bike or scooter club meet?

Maybe you're more into evenings at Worthing Theatre, cocktails on the pier, and sampling the many different bars and restaurants just a short stroll from the flat... or you just need a private retreat where you can relax in style?

**Whatever the reason, welcome!
Come on in.**

Oscar Wilde wrote 'The Importance of Being Ernest' while staying in Worthing in the summer of 1894. We don't know if he ever visited Bedford Row, but we think he'd approve.

getting here

Parking

Parking in the centre of Worthing can be challenging, but there are options. In Bedford Row itself there is both a small NCP car park with three spaces and a small pay-and-display car park with a four-hour maximum. More generally, on-street pay-and-display parking is available in nearby roads and on the seafront, with the restrictions running from 9am to 6pm, Monday to Saturday. On-street parking is free on Sundays (this runs from 6pm on Saturday to 9am Monday morning).

For parking in central Worthing with the least hassle, there is a large multi-storey NCP car park just two streets back from Bedford Row and another along the seafront.

Public transport

The nearest rail station is Worthing. This is around 12 minutes walk from Bedford Row, or just 3 minutes in a local taxi.

Worthing bus depot is less than two minutes walk from the flat, and the 700 bus stops at the end of Bedford Row and runs along the coast between Littlehampton and Brighton.



flat info

Access

The keys to the building and to the flat itself are kept in a key safe found just outside the main front door, to the left of the steps. Your key code will be provided shortly before your booking. Please put the keys back in the key safe at the end of your stay. A reasonable fee will be charged for replacements.

Heating

The flat's heating comes from cast iron electric radiators. The radiators each have smart thermostats that can be controlled directly or with the remote controls (one per radiator) situated near each one. These will be turned on for you before your arrival as they warm up (and cool down) slowly.

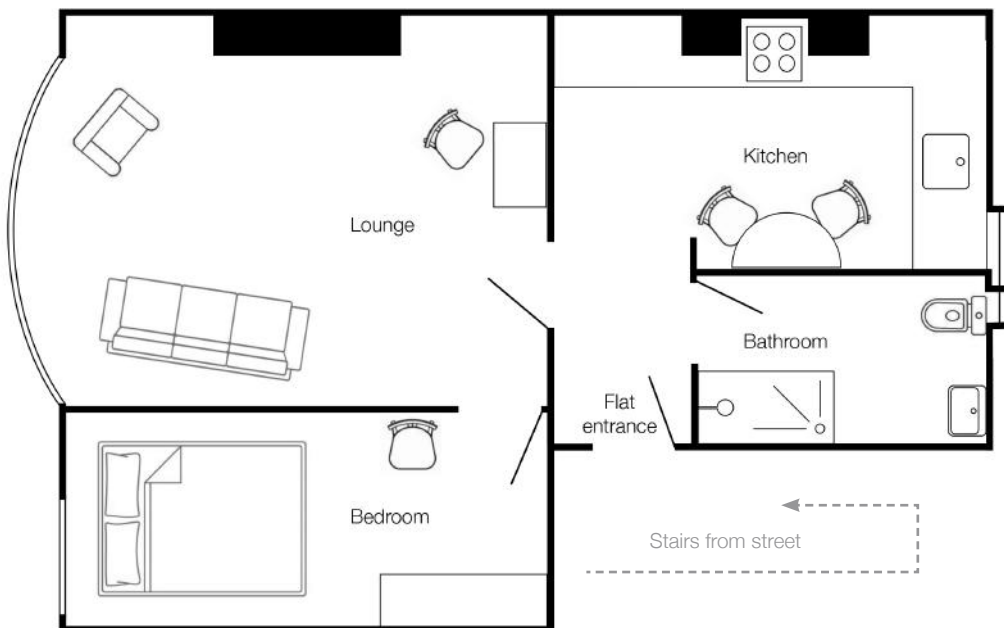
Hot water

Hot water comes from a large immersion tank. This is automatically heated early each morning, and it provides plenty of hot water for multiple showers and washing up.

In the (very unlikely) event that you need more, there is a remote button in a wooden box in the writing desk; press 'ON' once to run the water heating cycle again. A light beneath the coat stand shows this is on. *Please only do this if you find the hot water is running out – thank you.*

TV

The TV is set up with a 'smart' Apple TV and a simple remote control. Broadcast TV, Netflix and main channel catchup/streaming services are available.



*Music
system*

A flat-wide Sonos sound system and an iPad controller is provided.

Wifi

High-speed broadband wifi is available throughout the flat. Connection details as well as a QR code for easy wifi connection are provided.

Kitchen

Kitchen facilities include an electric oven and hob, microwave, toaster, kettle and coffee grinder. (This grinds best when the hopper is full; beans are on the shelf.)

Switches for the oven, hob and extractor are in the left-hand cupboard, next to the oven.

Crockery, cutlery, glasses and cookware are provided, as is an expandable breakfast table. A first-aid kit is in the left-hand drawer.

Bins for rubbish and recycling are under the sink. If you need them, communal bins are around the corner at the landwards end of Bedford Row, but all we ask is for waste and recycling to be bagged up and the flat left tidy.



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|----------------|----------------------|
| 1 Blue Ocean | 13 Jonny's |
| 2 China Palace | 14 Oregano |
| 3 Coast | 15 Perch on the Pier |
| 4 Cow & Oak | 16 Pizza Express |
| 5 Crabshack | 17 Tench |
| 6 Crudo | 18 The Arcades |
| 7 Dolce Heaven | 19 The Beach House |
| 8 Dome Cinema | 20 The Cow Shed |
| 9 Egremont | 21 The Grape |
| 10 Finch | 22 Thieves Kitchen |
| 11 Fratelli's | 23 Twenty Four |
| 12 Issa Sushi | 24 Vita Fish & Chips |

500m

eating and drinking

Central Worthing has a wealth of bars, pubs, cafes and restaurants, all within walking distance. This is a brief, very incomplete list of places you may like.

Coffee & breakfast

For your morning coffee or full breakfast, **Coast**, five minutes away on the sea front, is one of our favourites. Closer to home, the pedestrian Warwick Street and connecting roads have **Jonny's**, **Finch**, **Dolce Heaven** and other great cafes, and the surrounding streets have many more as well.

Restaurants

Many great restaurants are a two-minute stroll away. **Crudo** (Mexican street food, awesome margaritas), **Oregano** (stonebaked pizza) and **Fratelli's** (stylish Italian) are at the seafront end, while the other includes **Pizza Express**, **Issa Sushi** (Japanese and Thai), and the rather luxe **China Palace**.

For seafood there's **The Arcades Fish Restaurant** or, another couple of minutes walk away on the beach, the award-winning **Crabshack**. For great traditional fish and chips, just pop around the corner to **Blue Ocean** or **Vita Fish and Chips**, side by side and just across the road from the pier.

Perch on the Pier offers a truly memorable dining experience: great food, great drinks, and its position at the end of Worthing Pier makes it feel like you're on a 1930s luxury cruise ship. Booking ahead is wise.



Pubs & bars There are many great places to have a drink in Worthing. We've listed a few, but there are many more. If you have time, find your own favourites!

The **Cow & Oak** is a screen-free pub with a traditional but quirky vibe and friendly staff. Good pub food, good mood lighting, and good for having conversations.

Across the road, the **Egremont** is a lively local pub with a wide selection of gins and local ales, and a vegan-friendly menu. It often has live music or DJs in the front of the pub.

At the seafront end of Bedford Row there's **The Beach House** and **Twenty Four**, a couple of cosy bars just one minute's stroll away, and **The Cow Shed** (cocktails and burgers) is another 30 seconds from these. The **Dome Cinema** also has its own stylish bar.

Very close to home in Warwick Street there's **The Grape**, a cosy wine and tapas bar with a relaxed feel. Immediately opposite is **Thieves Kitchen**, a large and lively (sometimes very lively) pub, with pool tables, shuffleboard, and multiple screens showing sports.

For a very different vibe, **Tench**, the cocktail bar that's upstairs from Perch at the far end of Worthing Pier, is stylish, beautiful, has the same Art Deco vibe as Perch, and the best views in Worthing.



- 1 Assembly Hall
- 2 Connaught Theatre and Studios
- 3 Dome Cinema
- 4 East Beach Studios
- 5 K66 Boardriders
- 6 Hollywood Bowl
- 7 Mindworks Escape Rooms
- 8 Splash Point Leisure Centre
- 9 Splash Point Mini Golf
- 10 Worthing Museum and Art Gallery
- 11 Worthing Pavilion Theatre
- 12 Worthing Pier
- 13 Worthing Promenade

500m

things to do, places to go

There's something for everyone in Worthing. The beach is great for swimming, stand-up paddleboarding and kit surfing, poking around the sand and pools at low tide, or just watching the waves. But there are also many different kinds of venues and activities available. For a complete listing see WorthingTownCentre.co.uk.

Worthing Pavilion Theatre hosts music, comedy acts and theatrical productions. **Assembly Hall** is Worthing's biggest venue, with superb acoustics. It hosts music and comedy events. **Connaught Theatre and Studios** hosts events and has two cinema screens. See WorthingTheatres.co.uk for the current listings for these venues.

Worthing Promenade stretches for miles along Worthing's seafront. It is popular for walks, roller blading and cycling, and it hosts regular fairground attractions and market stalls throughout the summer.

Worthing Museum and Art Gallery has one of the largest costume collections in the UK, as well as local history from prehistoric to 20th century times, and a large, regularly updated collection of artworks. See WorthingMuseum.co.uk for the current exhibitions.

The **Dome Cinema** is a beautiful and historic listed building with three cinema screens and a bar.



Splash Point Leisure Centre provides a leisure pool with flume, diving pool and a 25m competition pool, as well as a gym, yoga classes, steam room and saunas. See SouthDownsLeisure.co.uk for more.

Visit **Splash Point Mini Golf** for a classic mini golf experience, with a range of fun and challenging holes.

Worthing Pier dates from 1862, and it is home to an amusement arcade, fishing zones, and some stunning views. At the far end there's Perch, the stylish, Art Deco-themed restaurant, and and Tench, the equally stylish cocktail bar.

East Beach Studios houses artists and crafters, all offering their creative works. Pick up an authentic, locally-made Worthing souvenir, including custom postcards, framed limited-edition prints and original paintings, and other craft items.

For stand-up paddle boarding go to **K66 Boardriders**. The very friendly owner gives lessons for beginners and hires boards and wetsuits as well.

If you're looking for something rather different, **Mindworks Escape Rooms** gives an immersive, fun experience solving puzzles and challenges.

Hollywood Bowl, just off the left edge of the map, houses multiple 10-pin bowling lanes and an American-style diner.

at the end of your stay

We hope you have had an enjoyable and memorable time in Bedford Row. If there has been anything that would make your time here even better please do let us know.

Checkout is midday, the kind of relaxed time we'd like ourselves. When you leave, if you could...

- 1 Please bag up any rubbish and recycling and leave the flat tidy. There are large communal bins around the corner at the town end of Bedford Row that you're free to use, but we'll take care of what's left behind.
- 2 Please switch the cooker and hob power OFF before you leave.
- 3 But **please leave the radiators switched ON (but set to 10 degrees)** so they can be managed remotely.
- 4 Double-check that you haven't left any of your own belongings anywhere in the flat.
- 5 Lock the flat and leave the keys in the key safe that they were in when you first arrived: the one to the left of the building's outside front door.

Thank you! We hope to host you again.
— *Bridget and Keith*