



Ambrose Place | Worthing | BN11 1PZ  
Price on application





Jacobs Steel Signature is delighted to present this fine period home finished to exacting standards creating a wonderful family home on arguably Worthing's finest street.

Ambrose Place is an elegant terrace of Grade II listed period homes, gracefully positioned on the northern side of this picturesque one-way street, with charming south-facing gardens enhancing the view. We are delighted to present The Old Rectory, a truly exceptional townhouse located at the eastern end of the terrace, distinguished by its striking white Georgian façade and grand proportions.



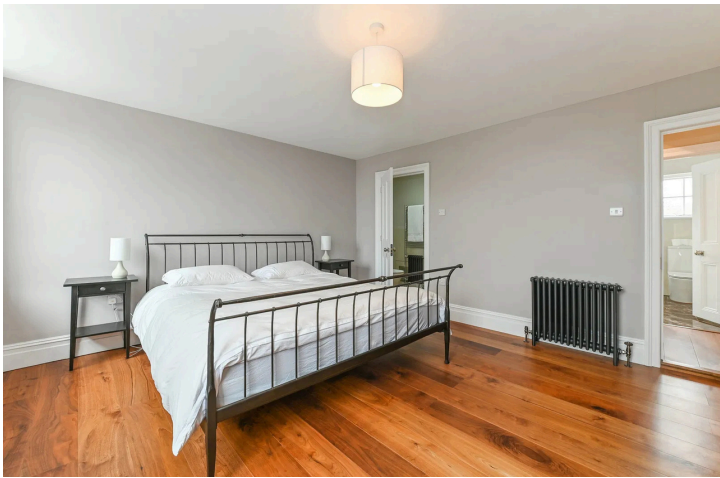
A home of style & sophistication













## Key Features

- Refurbished Period Home
- Five Double Bedrooms & Four Bathrooms
- Retained Architectural Character
- Substantial Town Centre Garden And Parking
- Modernist Glass Extension
- Grade II Listed
- Chain Free
- Basement With Cinema and Boot Rooms
- Three Reception Rooms
- Impressive Kitchen Diner



**5 Bedrooms**



**4 Bathrooms**



**3 Reception Rooms**



The Old Rectory is a one-of-a-kind home that combines timeless period charm with contemporary sophistication

### INTERNAL

A Magnificent Georgian Townhouse in the Heart of Ambrose Place

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This sublime residence has undergone an extensive three-year refurbishment, meticulously designed to preserve its historical grandeur while introducing the finest modern luxuries. Originally two separate houses, now seamlessly transformed into one expansive home, The Old Rectory offers the largest garden on the terrace and an unrivaled presence.

Spanning an impressive 3,655 sq. ft. across three floors, the house offers an exquisite balance of spaciousness, elegance, and cutting-edge design. The centrepiece is the stunning kitchen diner, where vast panels of structural glass flood the space with natural light and provide uninterrupted views of the garden. The bespoke contemporary kitchen is fitted with state-of-the-art appliances, including a hot and carbonated water tap, while underfloor heating and air conditioning ensure year-round comfort.

The ground floor boasts three beautifully appointed reception rooms, each featuring an elegant fireplace, offering refined yet cozy spaces for entertaining and relaxation. The lower ground floor reveals a luxurious cinema room, perfect for immersive viewing experiences, alongside a boot room with direct garden access, a sink, and washing facilities—ideal for practical, everyday living.

Ascending to the upper floors, you will find five generously proportioned bedrooms, three of which benefit from private en-suite bathrooms, in addition to a sophisticated family bathroom. The finest contemporary fittings complement the period charm, with premium sanitaryware and a steam cubicle in the family suite for an indulgent spa-like retreat.

### EXTERNAL

Externally, the property excels in every aspect. The expansive landscaped garden is a true rarity in the heart of town, designed for seamless indoor-outdoor living. A large tiled terrace, level with the kitchen, creates a natural flow when the doors are open—ideal for alfresco dining and summer gatherings. The garden features a semi-sunken swim-against spa, finished with a stylish raised deck, while high walls ensure complete privacy.

At the rear, a gated parking area for four cars offers exceptional convenience, with approved planning permission for external storage.

### LOCATION

The Old Rectory is a one-of-a-kind home that combines timeless period charm with contemporary sophistication, offering an unparalleled lifestyle in one of the town's most sought-after locations.





## 1-2 Ambrose Place, BN11 1PZ

Approximate Gross Internal Area = 339.6 sq m / 3655 sq ft



## Property Details:

Floor area \* as quoted from the floorplan: 3655 sqft

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.