



**Grosvenor House, Ambrose Place, Worthing, BN11 1PZ**  
**£265,000**





**Property Type:** Ground Floor Flat

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Council Tax Band:** C

- Ground Floor Apartment In The Heart Of Worthing Town Centre
- Two Well Proportioned Bedrooms
- Spacious Lounge With Feature Fireplace And Wood-Effect Flooring
- Dual-Aspect Kitchen/Diner With Integrated Appliances And Space For Dining
- Master Bedroom With Dual-Aspect Sash Windows, Fitted Wardrobes And En Suite
- Modern Shower Room And Excellent Storage Throughout
- Beautiful Views Of The Flint-Fronted Christ Church
- Allocated Parking Space And Well-Maintained Communal Gardens
- Walking Distance To High Street Shops, Beachfront Bars, Restaurants And Local Amenities
- Share Of Freehold

Jacobs Steel are delighted to market this beautifully presented two-bedroom ground-floor apartment, set just west of the listed Regency houses of Ambrose Place - "one of Worthing town centre's most prestigious and sought-after addresses," a street whose elegant character is unmatched in the town. Within the Chapel Road conservation area, it is moments from shops, the seafront, bars, restaurants, and a gym with indoor pools, and enjoys views of the flint-fronted Christ Church. Accommodation includes a welcoming hall with storage, a bright lounge with feature fireplace, and a spacious dual-aspect kitchen/diner with integrated appliances. The master bedroom has dual-aspect sash windows, fitted wardrobes, and an en suite, while the second double offers fitted storage. A modern shower room, allocated parking, share of freehold, gas central heating, communal gardens, and excellent transport links complete this coastal home.







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**Internal** Stepping inside, you are welcomed by a bright and spacious entrance hall offering excellent storage solutions, including deep built-in cupboards perfect for coats, shoes, and household essentials. From here, the accommodation flows seamlessly into a beautifully presented lounge, a warm and inviting space enhanced by its elegant feature fireplace, wood-effect flooring, and a charming outlook towards the historic Christ Church - creating a wonderful blend of comfort and character. An open archway leads through to the impressive dual-aspect kitchen/diner, which is flooded with natural light and provides the ideal setting for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of white-fronted units and roll-top work surfaces, complemented by a selection of integrated appliances, including a Neff electric hob, integrated microwave, and fridge/freezer. There is ample space for a dining table, making this the perfect area for enjoying relaxed meals with family and friends. The principal bedroom is particularly generous, featuring dual-aspect sash-style windows, fitted wardrobes, and a private en suite bathroom with a classic white suite. The second double bedroom also offers excellent proportions, benefitting from a westerly aspect, fitted wardrobes, and attractive shelving, providing both versatility and style. A modern shower room with a fitted Worcester boiler, heated towel rail, and contemporary finishes completes the internal accommodation.

**External** This attractive development is set behind beautifully maintained communal gardens that create a welcoming first impression and provide a pleasant green outlook to the front. To the rear of the building, a securely positioned allocated parking space offers both convenience and peace of mind.

**Situated** Located in the heart of Worthing town centre, this attractive apartment enjoys an enviable position within walking distance of the high street shops, relaxed beachfront bars and restaurants, and a seafront gym with indoor pools. The vibrant town offers the perfect combination of coastal charm and convenience, making it an ideal base for both everyday living and leisure. Worthing also provides excellent transport connections across Sussex and beyond. London Victoria can be reached in just over 90 minutes by train, while Brighton is approximately 35 minutes away. For local travel, regular bus services run through the town, and car journeys are equally effortless, with key destinations easily accessible via the A27. Whether for commuting, exploring the South Coast, or enjoying a weekend by the sea, this location offers unmatched convenience and lifestyle appeal.

**Tenure** Share Of Freehold

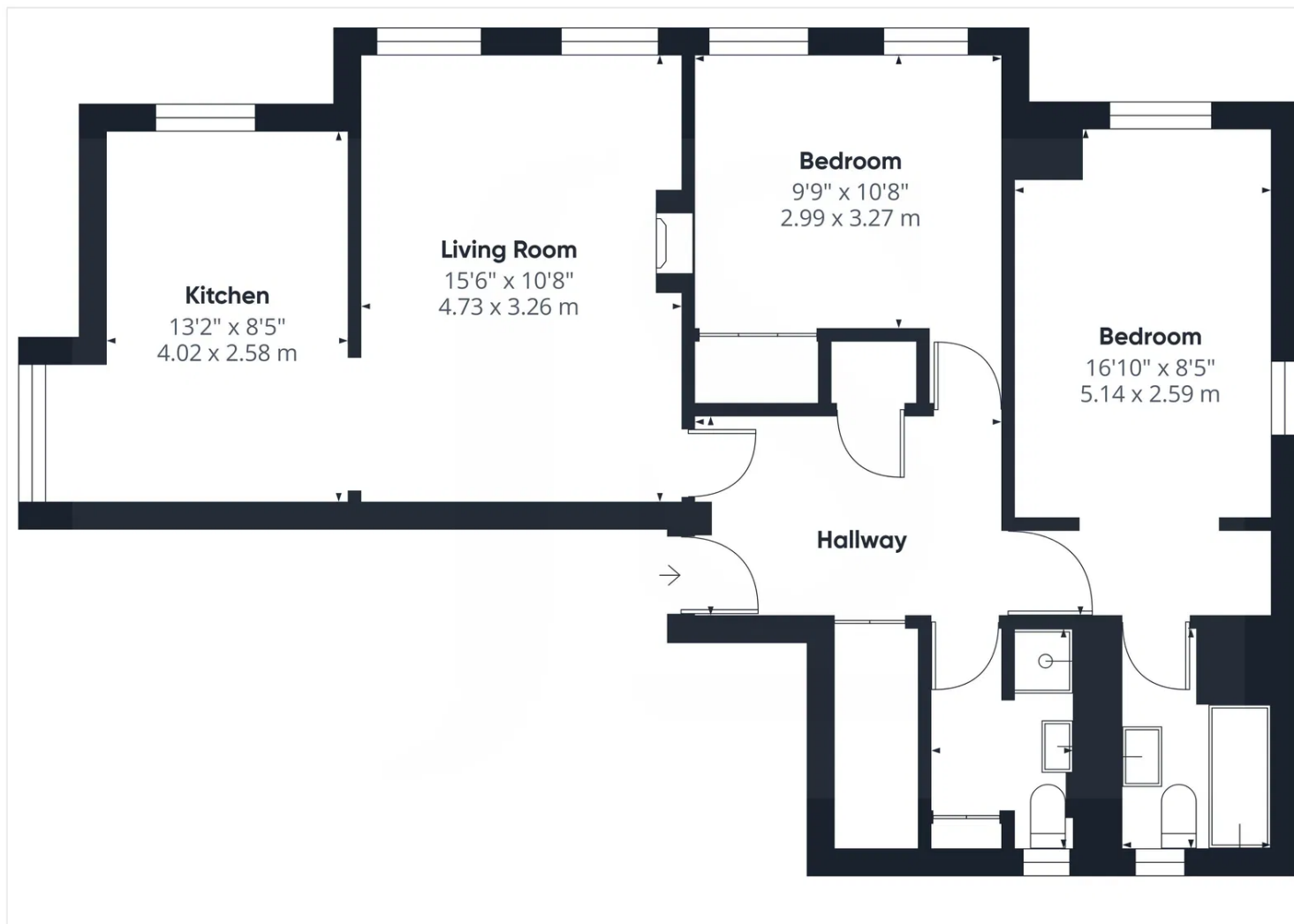
**Lease Length** 99 Years Remaining

**Maintenance** £1289 Per 6 Months - Includes Sinking Fund Contribution

**Ground Rent** N/A

**Council Tax** Band C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.