



Offers Over
£1,500,000
Freehold

Ambrose Place, Worthing

- Grade II Listed Home
- Five Double Bedrooms
- Luxury Bespoke Orangery
- Ground Level Resistance Swim Spa
- Three Luxurious En-Suites
- 3,665 SqFt
- Private Gated Parking
- CHAIN FREE
- Council Tax Band - G
- EPC Rating - E

We are delighted to offer to the market this exceptional example of a beautifully presented, double fronted Georgian Townhouse.

This Grade II listed Regency Townhouse is situated in the heart of Worthing, close to town centre shops, schools, parks, bus routes, the mainline station, and Worthing's popular seafront and promenade.

Originally The Old Rectory, two houses converted into one offers immaculate hospitality on four floors with the internal space measuring at 3665sqft.

On the lower ground floor we have a spacious reception room with a feature brick-built fireplace and a cellar/utility room with stairs leading to the rear garden.

On the first and second floor there are five double bedrooms, with three benefiting from immaculately finished en-suites. There is also a dressing room, and a family bathroom.

The ground floor provides a living room, drawing room, a formal dining room, and a modern extended kitchen with a glass roof, this leads on to a breathtaking Luxury Bespoke Orangery.

Other benefits include a rear garden with a ground level resistance swim spa/hot tub, off-road parking to the rear for multiple vehicles, air conditioning in multiple rooms with the option for an additional two coolers to be added, and being CHAIN FREE.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Lobby

Original tiled floor. Coving. Dado rail. Decorative ceiling. Leading to internal part glass door to:

Hallway

Traditional tiled flooring. Traditional style radiator. Dado rail. Original coving. Decorative ceiling. Picture lights. HIVE Smart thermostat. Archway leading to stairs and kitchen. Tiled stairs leading to the basement rooms.

Drawing Room 12'2" x 11'6" (3.71m x 3.52m)

Traditional style radiator. Coving. Picture rails. Feature fireplace with a period style surround. Original sash windows with original shutters. Decorative ceiling. Granite threshold. Integrated recess storage cupboards.

Living Room 24'4" x 15'6" (7.42 x 4.74)

Traditional radiators. Decorative ceiling. Coving. Original sash windows. Sandstone fireplace with granite surround and hearth. Picture lights. Double French doors leading to rear garden. Archway leading to:

Dining Room 14'0" x 11'5" (4.28 x 3.48)

Decorative ceiling. Tiled floor. Integrated recess storage cupboards. Sandstone fireplace with granite surround and hearth. Granite threshold. French doors leading to:

Kitchen/Diner 32'3" x 15'9" (9.84 x 4.82)

Glass ceilings and walls. Vaulted ceiling. Wash basin with Quooker hot, cold and carbonated mixer tap. Wall mounted functional down lights. Tiled floor. French doors to rear garden. HIVE Smart thermostat. Underfloor heating. Multiple soft closing drawer, wall and base units. Quartz worktops and splashbacks. Island with breakfast bar, wine fridges and an integrated AEG downdraft induction combo hob. Integrated Franke basin and drainer with Franke mixer tap. Integrated AEG dishwasher. Integrated fridge/freezer. Integrated AEG double ovens with heating drawer. Integrated AEG coffee dispenser. Bin cupboard.

Luxury Pitched Bespoke Orangery

Air conditioning unit. Floor-lights. Glass double sliding doors to the rear garden.

Basement Lounge 17'9" x 12'4" (5.43 x 3.77)

Tiled floor. Air conditioning. Exposed brick fireplace. Spotlights. Integrated storage cupboards with shelving. Private front door. Sash window. Traditional style radiator. Door leading to:

Reception/Utility Room 15'4" x 10'5" (4.68 x 3.20)

Reception Area

Tiled floor. Traditional style radiator. Air conditioning unit. Spotlights. Sash window.

Utility Area

Butlers sink. Washing machine and tumble dryer. Cupboards. Solid oak worktops. Door to stairway leading to the rear garden.

Landing

Sash window. Dado rail. Traditional style radiator.

Master Bedroom 17'8" max x 13'4" max (5.40 max x 4.08 max)

Decorative ceiling. Traditional style radiator. Picture rail. Cast iron fireplace with granite hearth. Sash window with original shutters. French doors with original shutters leading to a spacious south facing balcony. Opening leading to:

En-Suite 13'10" x 11'5" (4.24 x 3.48)

Freestanding reconstituted stone bath with freestanding floor mounted mixer tap and shower attachment. Walk-in shower with sunken tray, wall mounted electronic thermostatic shower control, multi-functional shower attachment, and ceiling mounted rainfall shower. Decorative ceiling. Picture rail. Spotlights. Sash bay window with original shutters. Part tiled floor. His and hers wall mounted wash hand basins. Touch sensitive illuminated wall mounted mirrored cabinet with shaving point. Traditional heated towel rail. Low level flush WC. Cast iron fireplace with granite hearth. Part tiled walls. Extractor point.

Bedroom Two 15'5" x 13'1" (4.70 x 3.99)

Traditional style radiator. Sash windows. French doors leading to a spacious south facing balcony.

Study/Dressing Room 10'7" x 7'6" (3.25 x 2.31)

Traditional style radiator. Sash windows. Spotlights. Door to:

En-Suite

Tiled floor. Walk-in shower with sunken tray, wall mounted electronic thermostatic shower control, multi-functional shower attachment, and ceiling mounted rainfall shower. Freestanding reconstituted stone bath with freestanding floor mounted mixer tap and shower attachment. Wall mounted basin with mixer tap. Touch sensitive illuminated mirrored cabinet with shaver point. Tiled splashback. Extractor point. Traditional heated towel rail. Spotlights. Low level flush WC.

Upper Landing

Sash window. Dado rail. Traditional style radiator. Loft hatches.

Bedroom Three 14'4" x 12'8" (4.37 x 3.87)

Traditional style radiator. Dual aspect sash windows. Door to:

En-Suite

Tiled floor. Walk-in shower with sunken tray, wall mounted electronic thermostatic shower control, multi-functional shower attachment, and ceiling mounted rainfall shower. Wall mounted basin with mixer tap. Touch sensitive illuminated mirrored cabinet with shaver point. Tiled splashback. Extractor point. Traditional heated towel rail. Spotlights. Low level flush WC.

Bedroom Four 18'0" x 12'4" (5.50 x 3.77)

Traditional style radiator. Dual aspect sash windows.

Bedroom Five 13'8" x 11'6" (4.17 x 3.51)

Sash window. Traditional style radiator.

Bathroom 15'0" x 6'8" (4.59 x 2.05)

Freestanding reconstituted stone bath with freestanding floor mounted mixer tap and shower attachment. Walk-in shower with sunken tray, wall mounted electronic thermostatic shower control, multi-functional shower attachment, ceiling mounted rainfall shower, and a tylohelo steam/sauna control. Wall mounted basin with mixer tap. Tiled splashback. Tiled floor. Extractor point. Traditional heated towel rail. Spotlights. Low level flush WC.

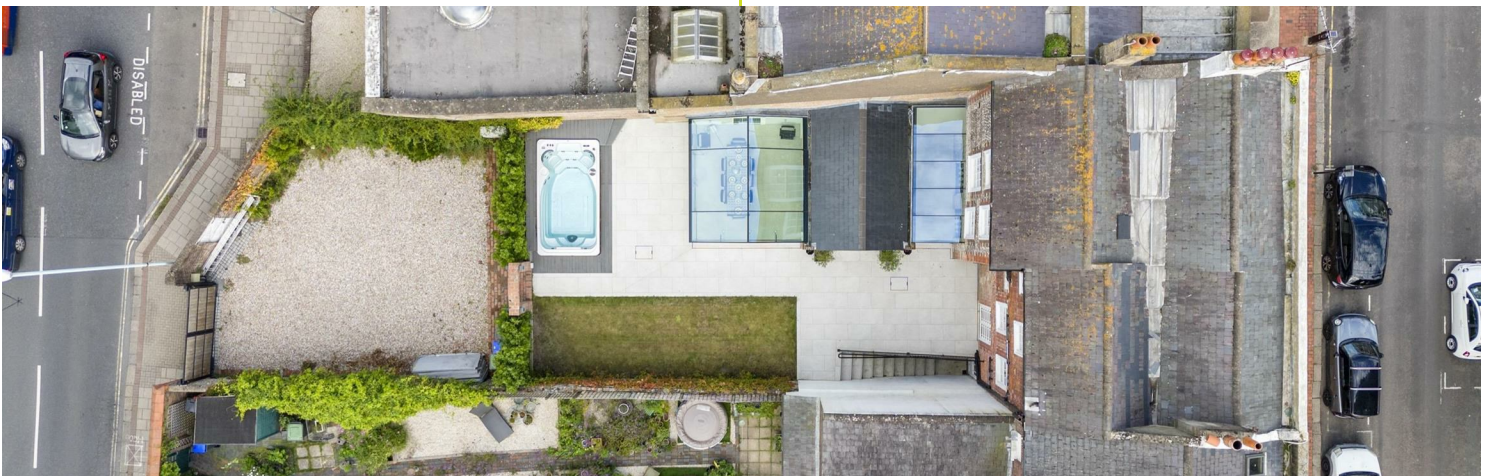
Rear Garden

Tiled floor. Lawned area. Ground level resistance swim spa/hot tub. Mature bushes and plants. Brick built archway leading to rear parking with pebble shingle driveway and electronic solid oak doors. Stairs leading to basement rooms and air conditioning mains unit. Rear gated access.



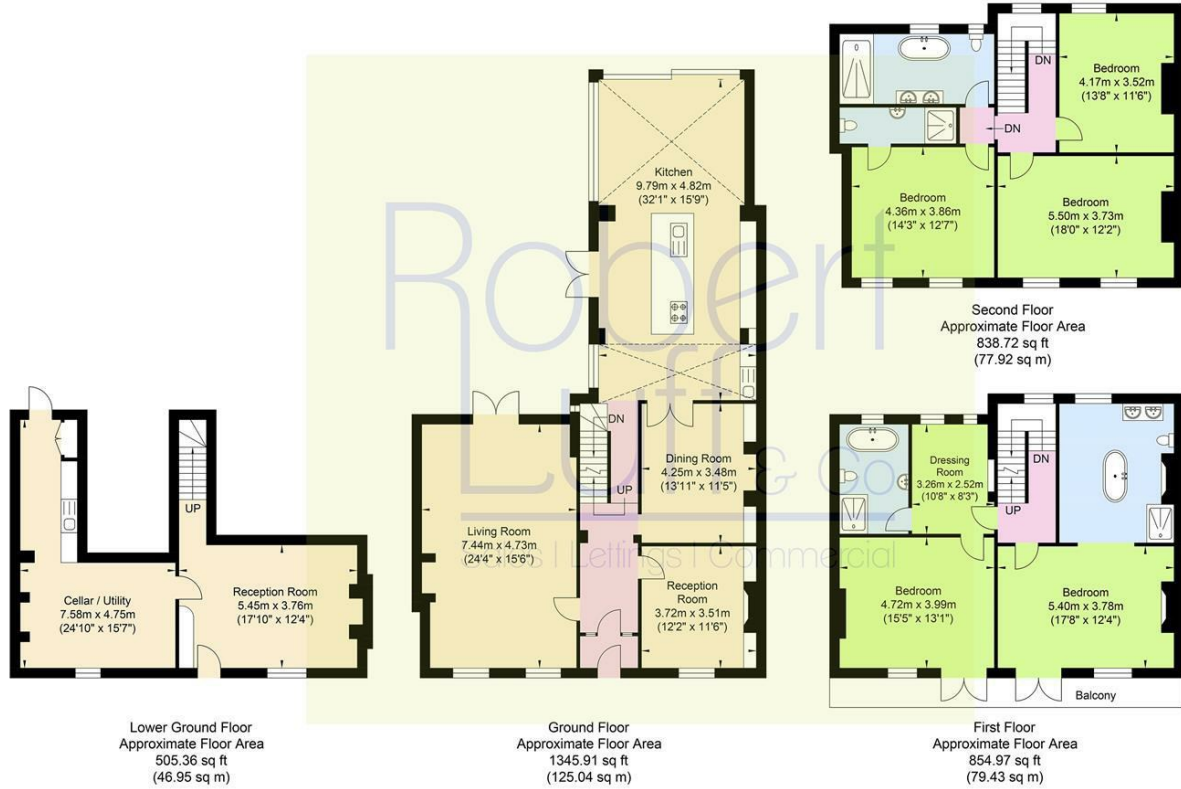
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk





30 Guildbourne Centre, Worthing, West Sussex, BN11 1 LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Ambrose Place



Approximate Gross Internal Area = 329.34 sq m / 3544.96 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	68
	43
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.