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## Description

We are pleased to offer to the market this end of terrace attractive character cottage, ideally situated in the heart of Worthing town centre, close to shops, the beach, bus routes and the mainline station.

Accommodation offers a lounge/diner, kitchen, two bedrooms and a family bathroom. The property also benefits from gas fired central heating, double glazing and a south west facing courtyard garden.



## Key Features

- End of Terrace Cottage
- Lounge/Diner
- Located in Town Centre
- EPC Rating TBC
- Two Double Bedrooms
- South West Facing Courtyard
- Perfect for Air BnB
- Council Tax Band D







Composite double glazed door into:

**Lounge/Diner**  
**6.32m x 3.66m (max) (20'9 x 12'53 (max))**

Brick built fireplace with stone hearth and driftwood mantel, cast iron solid wood burner, herringbone wood effect flooring, cupboard enclosing consumer unit, understairs storage cupboard, wall mounted thermostat, two radiators, telephone point and double glazed window to front.

**Kitchen**  
**3.71m x 2.82m (12'2 x 9'3)**  
 Range of handleless high gloss units, hardwood work surface incorporating butler sink with mixer tap, four ring gas hob with extractor fan over, electric oven, integrated fridge, integrated Hotpoint dishwasher, separate freezer, cupboard enclosed boiler, metro brick tiled splashback, downlighters, herringbone wood effect flooring, two double glazed windows with a southerly and westerly aspect, a further single glazed window and a composite double glazed door to rear courtyard garden.

**Landing**  
 With loft hatch.

**Bedroom One**  
**3.81m x 3.35m (12'6 x 11)**  
 Radiator and double glazed window.

**Bedroom Two**  
**2.74m x 2.13m (9'38 x 7'53)**  
 South facing double glazed window and radiator.

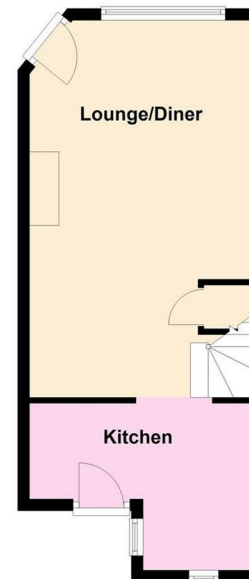
**Bathroom**  
 Fitted period bath with taps, fitted shower, low flush WC, period style pedestal basin, tiled splashback, heated towel rail, herringbone effect wood floor and downlighters.

**Courtyard Garden**  
 South west facing, natural wood decking, wall enclosed with gate for rear access.



## Floor Plan Ambrose Place

**Ground Floor**  
Approx. 33.1 sq. metres (356.7 sq. feet)



**First Floor**  
Approx. 30.1 sq. metres (324.5 sq. feet)



Total area: approx. 63.3 sq. metres (681.2 sq. feet)

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>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.



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