

Share of Freehold - Offers In Excess Of £275,000



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Description

We are delighted to present this ground floor apartment ideally situated in the heart of Worthing town centre, close to shops, the beach, bus routes and the mainline station with lovely views of the attractive flint fronted Christ Church.

Accommodation offers a spacious dual aspect kitchen/diner, lounge and two double bedrooms, the master with en suite. The property also benefits from a parking space, share of freehold, gas fired central heating, period style double glazed sash style windows and views of the attractive flint fronted Christ Church.

Key Features

- Ground Floor Apartment
- Master With En Suite
- Gas Fired Central Heating
- Town Centre Location
- Two Double Bedrooms
- Double Glazed Sash Style Windows
- Off Road Parking
- Council Tax C





Communal entrance to front door.

Entrance Hall

With radiator, telephone intercom, deep storage cupboard with shelves, further cloak cupboard with hanging rail, door through to:

Lounge

4.67m x 3.33m (15'04 x 10'11)

Double glazed sash style windows with view of the church, laid wood effect flooring, coving, radiator, wood panel fireplace with hearth, tv point, telephone point and archway through to:

Spacious Dual Aspect Kitchen/Diner

3.91m x 2.49m (12'10 x 8'02)

Range of white fronted wall and base units, stainless steel sink with mixer tap, electric oven, four ring Neff electric hob with extractor fan over, integrated microwave, fridge/freezer, roll top working surfaces, tiled splashbacks, laid wood effect flooring, space for kitchen table, covered radiator, dual aspect double glazed sash windows.

Bedroom One

5.16m x 3.12m (16'11 x 10'03)

Dual aspect sash style windows, radiator, wardrobes with over

bed furniture, cupboard with enclosed washing machine, coving and door to:

En Suite

Tiled enclosed small bath with telephone style taps with shower attachment and handles, low flush WC, pedestal wash hand basin, tiled splashbacks, frosted double glazed sash style window, radiator, light and shaver point.

Bedroom Two

3.68m x 3.18m (12'01 x 10'05)

Double glazed sash style windows with westerly aspect, coving, fitted wardrobe with hanging and storage over and attractive fitted book shelves.

Shower Room

Shower cubicle with fitted shower, pedestal basin, low flush WC, frosted sash style double glazed window, tiled splashback, heated towel rail, cupboard enclosed Worcester boiler, shaving point with light.

Outside

Parking space at rear.

Tenure

Share of Freehold
Service Charge & Sinking Fund: £1,289 twice per year.
External work due.



Floor Plan Ambrose Place

Ground Floor
Approx. 70.9 sq. metres (763.0 sq. feet)



Total area: approx. 70.9 sq. metres (763.0 sq. feet)

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			
England & Wales	EU Directive 2002/91/EC	75	64

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	55	44

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