



5



2



3



Exempt



Description

We are delighted to offer this truly exceptional Georgian residence. This stunning veranda-fronted home stands proudly in Ambrose Place, one of Worthing town centre's most prestigious and sought-after addresses. Beautifully presented throughout, the property offers elegant and versatile accommodation arranged over five floors, including a self-contained annexe on the lower ground level. A charming, established front garden provides off-road parking for several vehicles, while the exquisitely manicured rear garden offers a tranquil retreat leading to a double garage at the rear. This home blends period character with modern convenience, featuring elegant sash windows, cast iron fireplaces, and stunning stripped wood flooring throughout.

The accommodation offers 4/5 bedrooms, 2/3 reception rooms, two refitted bathroom/shower rooms, a new roof, and a new boiler. The self-contained lower ground floor includes its own kitchen, bedroom, living area, and access to a private courtyard garden, ideal for guests, home office use, or multi-generational living.

The rear garden includes a brick-laid patio, raised lawn, and mature planting. Directly opposite the property, there is off-road parking for approximately four cars. A rare opportunity to acquire a truly individual and versatile home in a highly convenient and sought-after location.



Key Features

- Charming Grade II Listed Building
- Reception Room with Balcony
- Newly Fitted Bathrooms
- Off Road Parking
- Period Features
- 4/5 Bedrooms
- Self Contained Flat on Lower Ground Floor
- Detached Garage
- Private Garden
- Council Tax Band E



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



Hallway

With cupboard enclosed Worcester boiler with digital read.

Open Plan Kitchen/Dining Room 7.29 x 3.88 (23'11" x 12'8")

Fitted shaker-style grey fronted base units with real wood worktops, incorporating a butler sink with period-style mixer tap, Belling Aga-sized electric oven with four-ring induction hob and stainless steel splashback, Samsung fridge/freezer.

Turn Stairs to:

First Floor Landing

With half-landing area featuring a sash window overlooking the rear garden, and door through to:

Lounge

5.00 x 3.69 (16'4" x 12'1")

A stunning, wide stripped wood period floor, cast iron fireplace with marble surround and tiled hearth, decorative coving, coliseum-style period bar radiator, and attractive period double-opening glazed French doors leading to the full-width balcony with veranda roof and a southerly aspect featuring attractive climbing plants.

Bedroom Two

3.54 x 3.28 (11'7" x 10'9")

Recessed cupboard with shelves, additional shelved recess, sash-style window with plantation-style shutters, coving, and downlighters.

Stairs to:

Second Floor Landing

With door to:

WC

Low-flush WC, frosted sash-style

window, pedestal wash hand basin with mixer tap, and tiled splashback.

Bedroom One

4.96 x 4.55 (16'3" x 14'11")

Cast iron fire surround, coving, cupboard with shelves, stunning three-quarter-height bay window with southerly aspect, and vertically mounted contemporary-style radiator.

Shower/Dressing Room

An elegant shower/dressing room featuring a large walk-in glass shower cubicle with fitted shower, rainfall head and separate attachment, pedestal wash hand basin with mixer tap, low-flush WC, attractive stripped wood flooring, downlights, coving, shelved recess, wardrobe cupboard, shelves, hooks, space for a large chest of drawers, cast iron fire surround, and sash window with plantation-style shutters.

Stairs to:

On the half landing, walk-in storage cupboard with window, downlighter, and Velux window.

Third Floor Landing

With loft hatch.

Bedroom Four

4.62 x 3.64 (15'1" x 11'11")

Fitted wardrobe, access to storage cupboards, window with plantation-style blinds, radiator, and dimmer switch.

Bathroom

Large walk-in shower with glass screen and contemporary tiling, fitted shower with rainfall head and separate attachment, low-flush WC, attractive freestanding bath with freestanding

mixer tap and shower attachment, pedestal wash hand basin with mixer tap, window with view of rear garden and plantation blinds, cast iron fire surround, and attractive period-style bar radiator with heated towel rail.

Self Contained Apartment

Part glazed front door to:

Hallway

Please note that there used to be a set of stairs running from the lower ground floor to the ground floor level, as shown by the red outline on the floor plan. These stairs have been removed, and a WC has been installed in their place.

WC

Low-flush WC, pedestal basin with mixer tap, and tiled splashback.

Lounge Area

3.82 x 3.75 (12'6" x 12'3")

Sash window with plantation-style shutters, period cast iron fireplace with wooden surround, and radiator.

Bedroom

3.44 x 3.32 (11'3" x 10'10")

Cast iron fire surround, windows with views of the courtyard area, and radiator.

Kitchen

Cupboard with shelving, kitchen area featuring a range of black-fronted base units, natural wood working surfaces with stainless steel sink and mixer taps, space for fridge, downlighters, window, and period-style door to courtyard area.

Shower Cubicle

With glass screen, fitted Triton shower, and tiled splashbacks.

Outside

Courtyard to Lower Ground Floor

Chequered flooring with storage shed.

Rear Garden

Brick-laid patio area with wall-enclosed flowerbeds, a range of mature shrubs, and a cast iron trellis leading to a raised and partitioned lawn area with path and additional flowerbeds. Door to:

Detached Double Garage

6.22 x 4.7 (20'4" x 15'5")

Electric door, additional door leading to Richmond Road, window, power, and lighting.

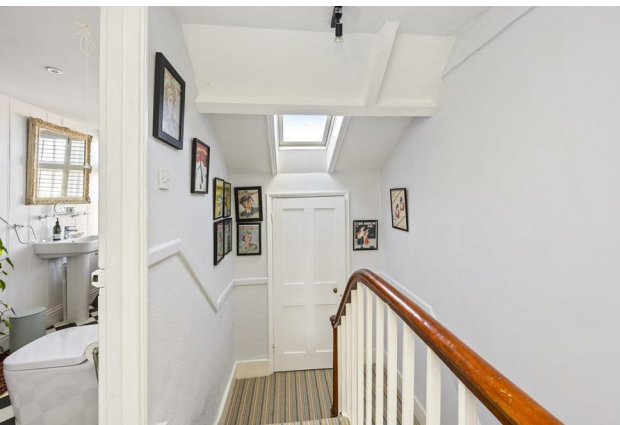
Front Garden

Enclosed by stunning cast iron gates and fencing, with a decorative gravel area and path leading to stairs to the Lower Ground Floor, as well as an attractive chequered path leading to the main front door.

Parking

Off-road parking for approximately four cars is available directly opposite the property. The garden, with a southerly aspect, features mature trees, shrubs, and flower beds.





robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Ambrose Place

Ambrose Place



Approximate Gross Internal (Excluding Garage) Area = 195.01 sq m / 2099.04 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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