



**Ambrose Place, Worthing, BN11 1PZ**

Guide Price **£1,000,000**



- Prime Central Worthing Location Moments From Seafront And Station
- Off-Street Parking For Multiple Vehicles And Detached Double Garage
- Landscaped Rear Garden With Patio Areas And Raised Lawn
- Self-Contained Lower Ground Floor Apartment With Private Entrance
- Elegant First-Floor Reception Room With South-Facing Balcony
- Beautiful Original Features Including Sash Windows And Fireplaces
- Stunning Open-Plan Shaker Kitchen/Dining Room
- Four/Five Double Bedrooms And Versatile Reception Accommodation
- Rare Five-Storey Home Blending Elegant Period Charm With Modern Living
- Exceptional Grade II Listed Georgian Townhouse In Prestigious Ambrose Place

Jacobs Steel are delighted to present this exceptionally beautiful and rarely available Grade II listed Georgian townhouse, set within the highly sought-after Ambrose Place in the heart of Worthing. Ideally positioned within easy reach of Worthing seafront, the town centre, and mainline railway station, the property offers outstanding convenience alongside an enviable lifestyle in one of the area's most attractive Regency terraces. This impressive home provides versatile and substantial accommodation arranged over five floors, combining elegant period character with modern-day flexibility. The layout briefly comprises four/five bedrooms, two/three reception rooms, a superb open-plan kitchen/dining room, two/three bathrooms, and a self-contained lower ground floor apartment. Externally, the property benefits from beautifully maintained front and rear gardens, off-street parking for several vehicles, and a detached double garage with planning consent.





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**Internal** Upon entering the property, you are welcomed by a sense of grandeur and character, immediately evident through the wealth of original period features, including sash windows, decorative coving, cast iron fireplaces, and stripped wood flooring. The accommodation is arranged over five floors, offering exceptional versatility throughout. The heart of the home is the stunning open-plan kitchen/dining room, fitted in a shaker-style with real wood worktops, butler sink, and integrated appliances, creating an ideal space for both entertaining and everyday living. The lower ground floor provides a superb self-contained apartment with its own entrance, comprising a lounge, bedroom, kitchen area, and shower facilities, making it ideal for guests, multi-generational living, or potential rental use. On the first floor, the elegant full-width reception room enjoys an abundance of natural light and opens directly onto a beautiful south-facing balcony, spanning the width of the room and overlooking the charming surroundings. The principal bedroom is equally impressive, featuring a bay window and period fireplace, complemented by a stylish shower/dressing room. Further bedrooms are arranged across the upper floors, each offering generous proportions and characterful features. The accommodation is completed by a selection of well-appointed bathrooms, including a freestanding bath, walk-in showers, and contemporary fittings, blending modern comfort with period charm throughout.



**External** Ambrose Place is renowned for its attractive street scene and beautifully maintained gardens. The property enjoys a delightful front garden, enclosed by wrought iron railings and gate, with the added benefit of off-street parking for three/four vehicles located opposite the house. To the rear, the landscaped garden provides a tranquil and private retreat, featuring a combination of patio seating areas, mature planting, and a raised lawn. The garden leads to a detached double garage, accessed via Richmond Road, which benefits from planning permission for conversion into a studio, office, or garden room. Given the generous off-street parking provision, the alternative use of the garage may prove particularly attractive, allowing an incoming purchaser the opportunity to create additional lifestyle space and put their own stamp on the property.

**Location** Set within the prestigious Ambrose Place in Worthing, this exceptional home is perfectly positioned for access to everything the town has to offer. Worthing seafront is just a short walk away, while the vibrant town centre provides an excellent selection of shops, cafés, restaurants, and leisure facilities. Worthing mainline railway station is also within easy reach, offering direct services to London and along the south coast. The location combines coastal living with outstanding convenience, all within one of the most desirable residential enclaves in Worthing.

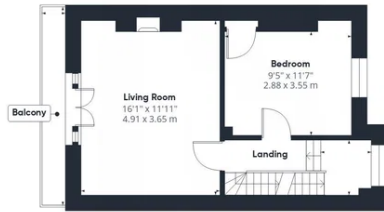
**Council Tax** Band E



Ground Floor Building 1



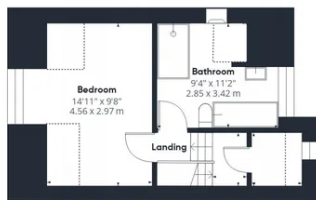
Floor 1 Building 1



Floor 2 Building 1



Floor 3 Building 1



Floor 4 Building 1



Ground Floor Building 2



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	68	
(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	

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.