



- TOP FLOOR APARTMENT
- NEW CARPET & REDECORATED
- TOWN CENTRE LOCATION
- SHARE OF FREEHOLD
- 100 YEAR LEASE ON COMPLETION
- NO ONGOING CHAIN



Grosvenor House Ambrose Place
Worthing BN11 1PZ

£215,000

Beautifully presented and spacious one bedroom apartment situated in the highly sought after Ambrose Place in the heart of Worthing town centre. Accommodation comprises of a 15'10" lounge, double aspect kitchen, bedroom and a refitted bathroom. This bright and airy building has bags of character and the flat is being sold with a share of the freehold and no ongoing chain. Viewings are strongly recommended to appreciate it fully.

Communal Entrance

Secure entrance with stairs or passenger lift to second floor.

Entrance Hall

Airing cupboard.

Lounge 15' 10" x 10' 10" (4.82m x 3.30m)

Two multi pane double glazed windows to the side. Single panel radiator.

Kitchen 11' 4" x 5' 7" (3.45m x 1.70m)

Double aspect room with multi pane, double glazed windows to the front and side. Roll edge worktop with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Fitted oven with a four ring gas hob above and extractor hood over. Space and plumbing for a washing machine. Space for a fridge. Single panel radiator.

Bedroom

Double aspect room with multi pane, double glazed windows to the front and side. Triple fitted wardrobe cupboards. Single panel radiator.

Bathroom 7' 9" x 5' 10" (2.36m x 1.78m)

Part tiled room with multi pane double glazed window to the side. Bath with mixer tap and wall mounted hand held shower attachment. Low level WC. Pedestal wash hand basin. Single panel radiator.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	79
(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	
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traditional values modern thinking

