



THE OLD VICARAGE, AMBROSE PLACE, BN11
£1,600,000 FREEHOLD



AMBROSE PLACE, BN11

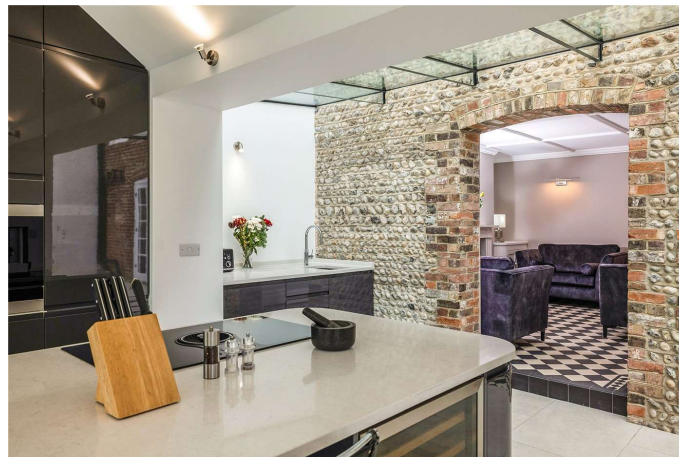
Ambrose Place is a fine terrace of Grade II listed period homes set on the northern side of this pretty one-way street with gardens to the south side. We are proud to be marketing this sublime townhouse which is to the eastern end of the white Georgian facades.

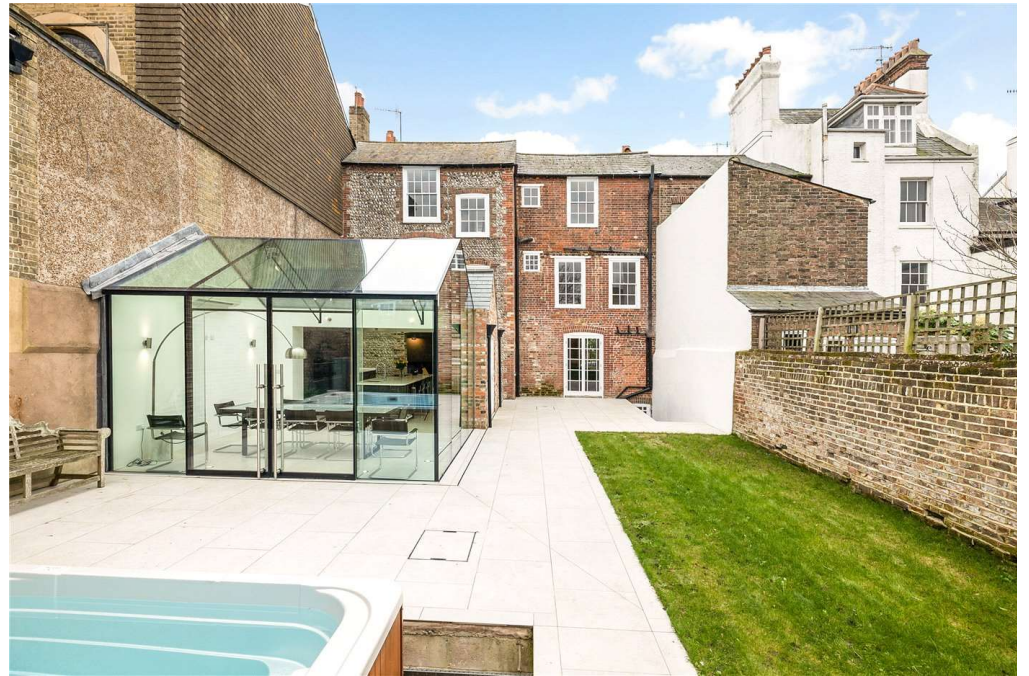
Presented in immaculate order fresh from a three-year refurbishment to exacting standards this unique home boasts spacious accommodation over three floors. The Old Rectory is two original houses converted into one dwelling many years ago. As a result, it has the largest garden on the terrace and the biggest presence. The house has been subject to a complete make-over a now offers modern interiors within the period facade.

Internally the house measures 3655 sqft of interiors. Of note is the stunning kitchen diner with large amounts of structural glass allowing the garden and light into the space. The contemporary kitchen fittings include appliances and hot water and carbonated water tap. Underfloor heating and air conditioning take care of the temperature. On the ground floor are three reception rooms each with a fireplace. The lower ground has a cinema room with adjoining boot room with garden access, sink and washing facilities.

The upper two floors boast five bedrooms three of which are en suite and a family bathroom. The sanitaryware is all to the highest of standards with contemporary fittings and steam cubical to the family suite.

Externally this house excels with a substantial garden for the centre of town. The large, tiled terrace is at the same level as the kitchen with seamless integration when the doors are open. A semi-sunken swim against spa is finished with a raised deck and the entire area is a wall enclosed. To the rear is a gated parking area for four cars and there is permission granted for external storage.





1-2 Ambrose Place, BN11 1PZ

Approximate Gross Internal Area = 339.6 sq m / 3655 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

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