



17 Ambrose Place

, Worthing, BN11 1PZ

Offers over £265,000

Freehold Council Tax Band C

James & James are delighted to offer for sale this charming COTTAGE located within Central Worthing.

The accommodation comprises spacious lounge/diner, fitted kitchen with a range of base and eye level units. On the first floor, there are two double bedrooms, and a bathroom with white suite.

Externally, to the rear there is a PRIVATE PAVED COURTYARD, with brick built storage shed and rear access.

Further benefits include, double glazing, gas fired central heating and will be sold with NO ONWARD CHAIN.

The property is situated just 0.4 miles from Worthing's mainline train station and is positioned within Worthing town centre which offers a variety of amenities, cafes, restaurants, bars and shops. Just a short walk is Worthing seafront which benefits from Worthing Pier,

The Dome and the popular promenade which offers the perfect place to sit and watch the world go by or a gentle stroll along the coast. The location of this home will not disappoint, as you have everything around you and all within easy reach.

Lounge/Diner  
18'9 x 11'9 (5.72m x 3.58m)

Kitchen  
11'4 x 7'8 (3.45m x 2.34m)





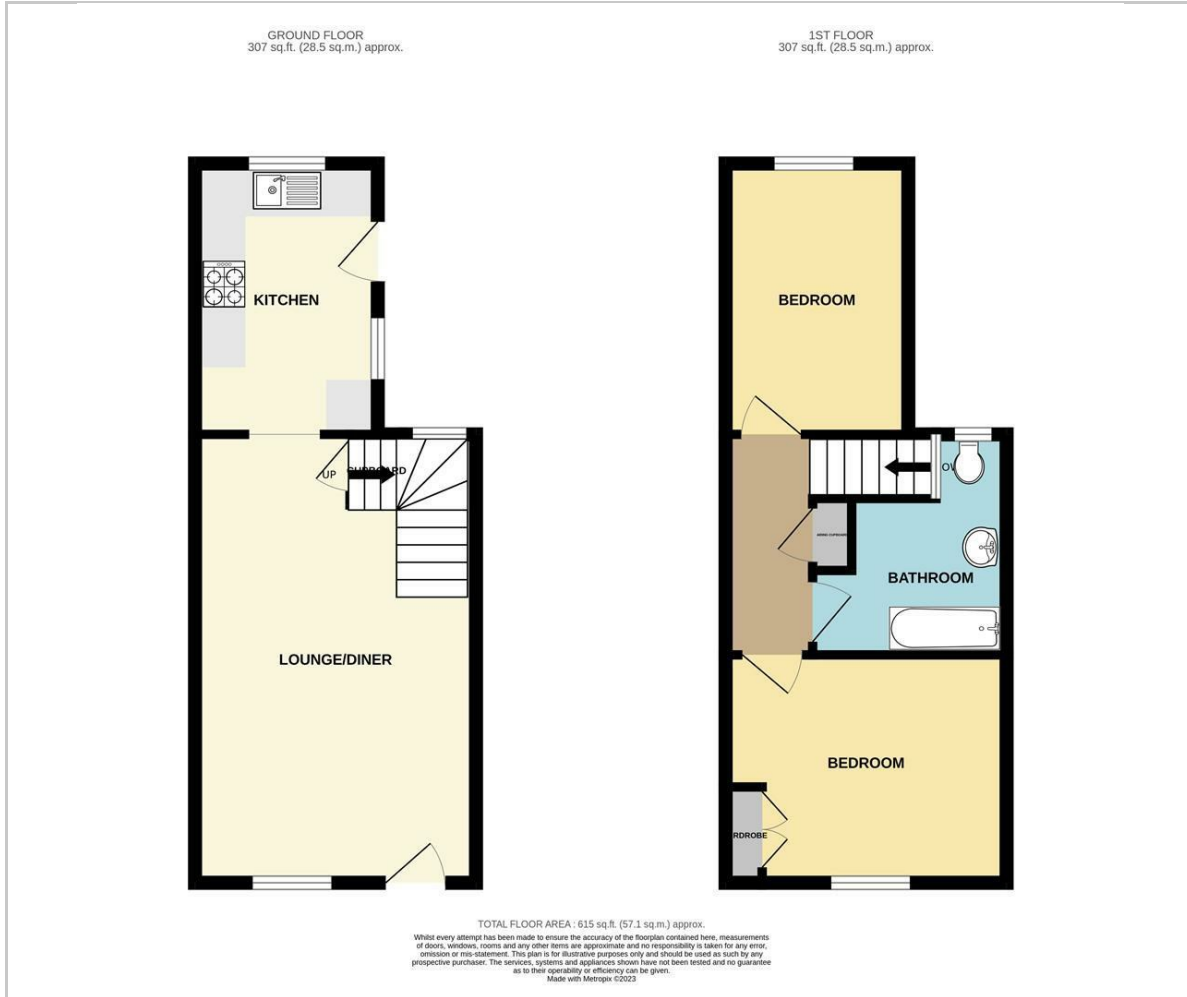
Bedroom One  
9'6 x 8'1 (2.90m x 2.46m)

Bedroom Two  
10'9 x 7'4 (3.28m x 2.24m)

Bathroom  
8'8 x 8'1 (2.64m x 2.46m)



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.



## Area Map



## Energy Efficiency Graph

