



19 Amberley Court Freshbrook Road | | Lancing | BN15 8DS



WARWICK BAKER
ESTATE AGENT



19 Amberley Court Freshbrook Road | | Lancing | BN15 8DS

£115,000

*** £115,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS SECOND FLOOR RETIREMENT APARTMENT IN AMBERLEY COURT, LANCING.

SITUATED CLOSE TO PUBLIC TRANSPORT LINKS THE PROPERTY HAS AN EASTERLY ASPECT LIVING ROOM AND BEDROOM WITH VIEWS OVER THE GARDENS, FITTED KITCHEN AND MODERN SHOWER ROOM. THERE ARE WELL MANICURED COMMUNAL GARDENS A COMMUNAL LIVING ROOM AND LAUNDRY FACILITIES.

VENDOR SUITED WITH A COMPLETE CHAIN - CALL FOR AN APPOINTMENT TO VIEW - 01273 461144

- SECOND FLOOR APARTMENT
- EASTERLY ASPECT LIVING ROOM WITH VIEWS
- MODERN SHOWER ROOM
- WELL MANICURED COMMUNAL GARDENS
- LIFT TO ALL FLOORS
- COMMUNAL LIVING ROOM
- LAUNDRY FACILITIES
- CLOSE TO PUBLIC TRANSPORT
- VENDOR SUITED WITH COMPLETE CHAIN
- 01273 461144

COMMUNAL ENTRANCE

Stairs or lift to all floors. Access to Communal Living Room, Laundry and Gardens.

ENTRANCE HALL

Doors giving access to all rooms, Storage cupboards.

LIVING ROOM

Easterly aspect window with views over the communal gardens. Opening to

KITCHEN

Range of wall and base units, work surfaces, inset sink unit, inset 4 ring hob with extractor over, eye level oven.

BEDROOM

Easterly aspect window with views over the communal gardens.

SHOWER ROOM

Modern fitted shower room, large walk in shower, wash hand basin, W.C.

OUT GOINGS

MAINTENANCE:- £TBC

GROUND RENT:- £TBC

LEASE:-TBC



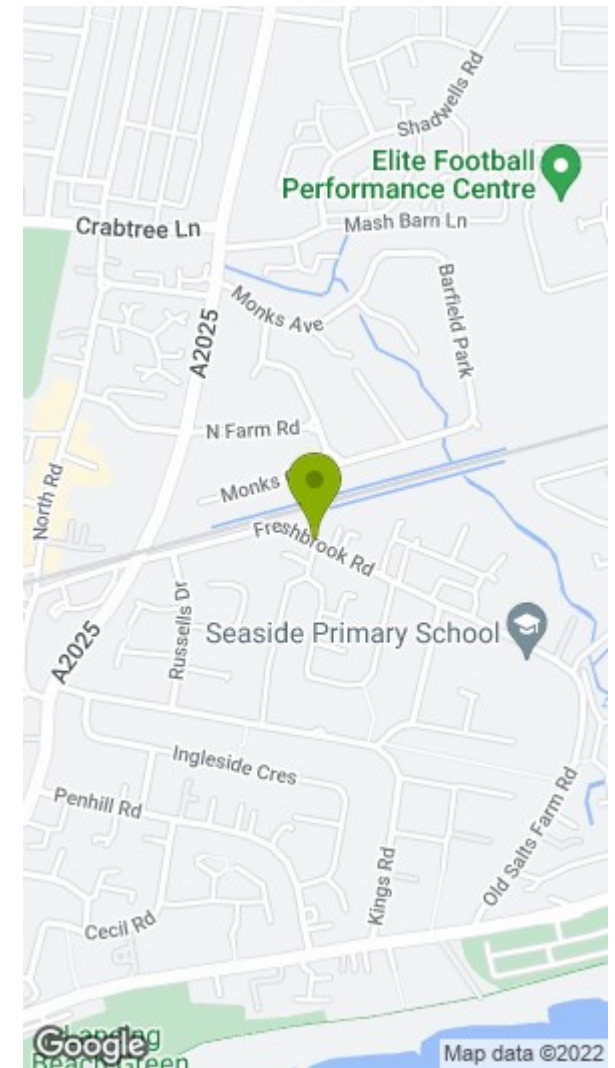
Amberley Court, Freshbrook Road, Lancing

Approximate Area = 497 sq ft / 46 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © nicheworn 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 854252.



Disclaimer

- * These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- * All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- * All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	