



**Amberley Court Freshbrook Road, Lancing, BN15 8DS**  
Guide Price £115,000



Welcome to Amberley Court, The flat features a spacious reception room, providing an inviting space for relaxation and socialising with friends and family. With two generously sized bedrooms, there is ample room for personal belongings and the opportunity to create a serene retreat. The bathroom is well-equipped, ensuring convenience and comfort for daily routines.

Amberley Court is designed with the needs of retirees in mind, offering a supportive community atmosphere while maintaining independence. The surrounding area boasts a variety of local amenities, including shops, parks, and transport links, making it easy to access everything you need for a fulfilling lifestyle.

This property is an excellent choice for those looking to downsize without compromising on quality of life. With its ideal location and thoughtful layout, Amberley Court presents a wonderful opportunity for a tranquil retirement. We invite you to explore this charming flat and envision the possibilities it holds for your next chapter.

- First Floor Retirement Apartment
- Lift Served Development
- Warden Assisted
- Well Maintained Communal Gardens
- Communal Facilities Including Lounge / Hairdresser
- Chain Free
- Fitted Kitchen & Bathroom
- Electric Heating & Double Glazed Throughout





### **Communal Entrance Hallway**

#### **Hallway**

Carpeted flooring, two fitted storage cupboards one housing electric meter & fuseboard, wall mounted electric heater, textured & coved ceiling, smoke detector.

#### **Bedroom One**

Carpeted flooring, wall mounted electric heater, various power points, PVCU double glazed window, textured & coved ceiling, fitted double wardrobe with mirrored doors having various hanging rails & shelving.

#### **Bedroom Two**

Carpeted flooring, various power points, wall mounted electric heater, PVCU double glazed window, textured & coved ceiling.

### **Bathroom**

Vinyl flooring, low flush WC, panel enclosed bath with shower attachment over, wall mounted grab rails, extractor fan, wall mounted electric heater, heated towel rail, hand wash basin with hot & cold taps, textured ceiling & coved ceiling, fully tiled walls, wall mounted mirror.

#### **Lounge**

Carpeted flooring, wall mounted electric heater, various power points, television point, PVCU double glazed window, textured ceiling with coving, opening into Kitchen.

#### **Kitchen**

Roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for fridge freezer, space for

washing machine, inset stainless steel single drainer sink unit with mixer tap, integrated eye level oven, inset four ring hob with extractor fan above, tiled splashbacks, textured & coved ceiling.

### **Communal Facilities**

There are very well maintained communal garden areas with an array of different flower borders, seating areas & socialising opportunities, there is also a communal lounge area if you wish to participate, there is also residents parking spaces available on a first come first serve basis to the front of the development.

### **Lease Information**

Lease Length: 62 Years Remaining

Maintenance: £4,947pa

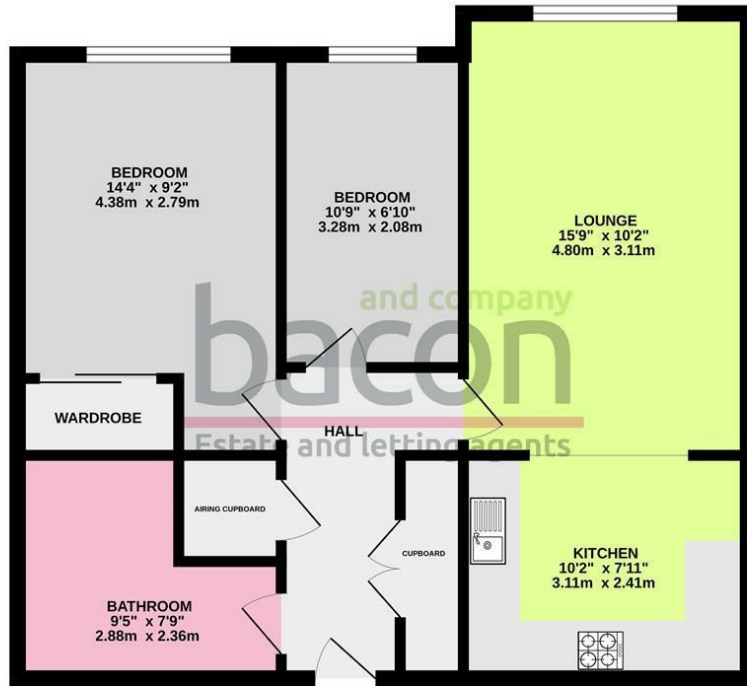
Ground Rent: £389.11pa

### **Council Tax**

Band C



FIRST FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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