



Freshbrook Road, Lancing

Price
£89,950
 Leasehold

- First Floor Retirement Apartment
- Well Presented Throughout
- Residents Parking
- Communal Gardens
- Residents Lounge & Laundrette
- Onsite Hairdressers
- Close To Lancing Village Centre
- Council Tax Band - B
- EPC - TBC
- Reduced For A Quick Sale

We are delighted to offer to the market this recently decorated first-floor retirement apartment in the serene setting of Amberley Court, Lancing. Upon entering, you're greeted by a communal entrance offering easy access via stairs or lift to all floors, the communal living room, laundry facilities, and the meticulously maintained gardens.

The flat itself comprises; an easterly aspect living room and bedroom that boast picturesque views over the lush communal gardens, creating a peaceful ambience. The living room seamlessly flows into the fitted kitchen, complete with a range of wall and base units, work surfaces, and modern appliances and a modern shower room features a large walk-in shower, wash hand basin, and W.C.

Additionally, enjoy the added convenience of a fully equipped guest room available for rent when friends and family come to visit. Residents of Amberley Court enjoy access to well-manicured communal gardens, perfect for leisurely strolls or quiet relaxation. Additional amenities include a communal lounge, laundry room, and on-site management for added convenience.

Parking is available for residents, and the property is ideally situated on Freshbrook Road, just a short walk from Lancing Village Centre, the mainline train station, local shops, ASDA, and convenient bus links to Worthing, Brighton, and Hove.

Don't miss this opportunity to embrace retirement living at its finest. With no chain, call today to schedule your appointment to view!

**Robert
 Luff & Co**
 Sales | Lettings | Commercial

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Communal Entrance

First Floor

Accessible via a lift and stairs

Front Door

leading to:

Entrance Hallway

Built in storage

Bathroom

Walk in shower cubicle, wash hand basin, low level flush w/c

Lounge 15'10 x 10'3 (4.83m x 3.12m)

Capet, double glazed window, electric heater, opening to:

Bedroom 14'6 x 9'11 (4.42m x 3.02m)

Carpet, double glazed window, built in cupboard, electric heater

Kitchen 7'11 x 7'8 (2.41m x 2.34m)

Vinyl flooring, range of base and eye level cupboards with work surfaces, stainless steel sink and drainer with taps over, built in oven, built in hob with extractor over.

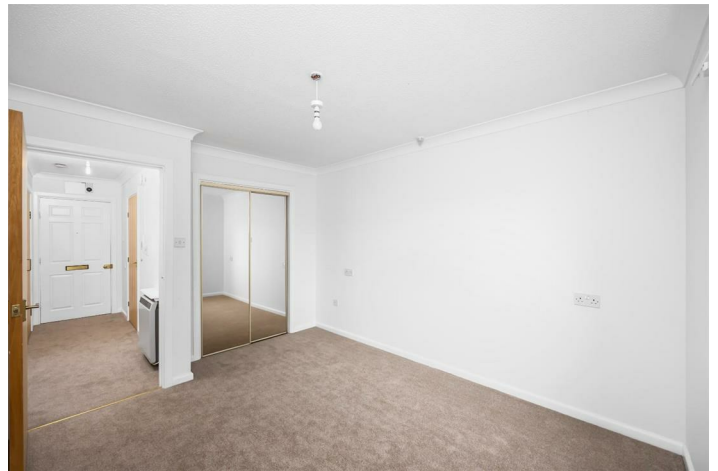
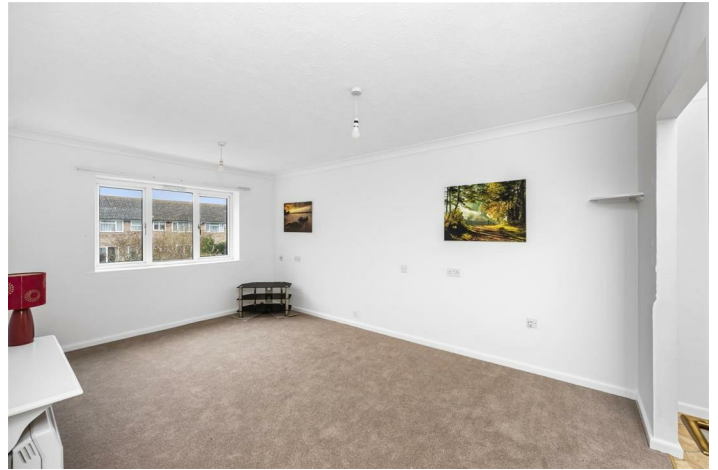
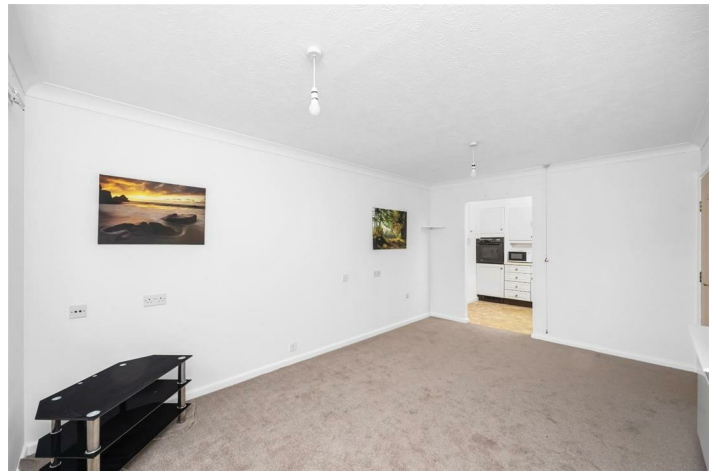
Agent Notes

We have been advised of the following by the current seller:

64 years remaining on the lease

Ground rent - £138 per 6 Months

Maintenance charges - £3801 PA

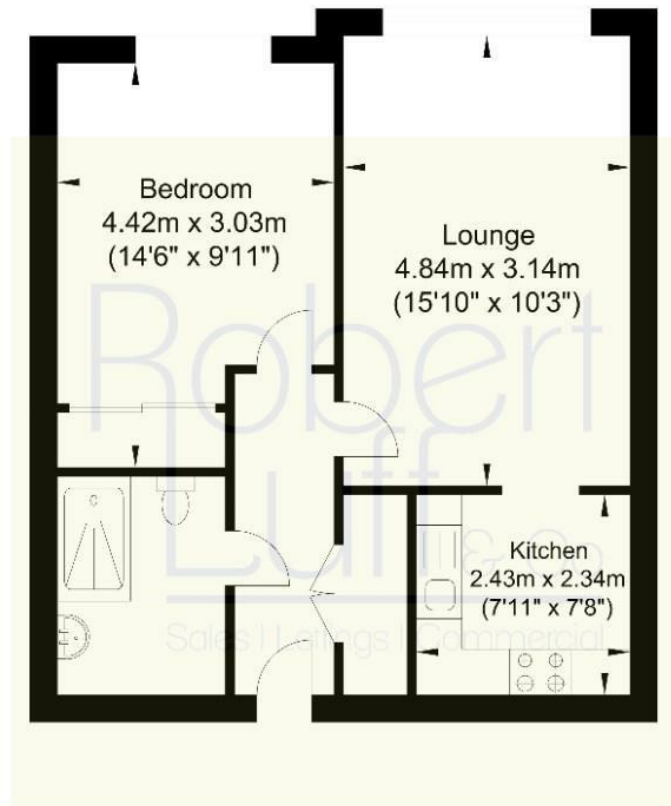


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Freshbrook Road



First Floor
 Approximate Floor Area
 476.51 sq ft
 (44.27 sq m)

Approximate Gross Internal Area = 44.27 sq m / 476.51 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.