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## Description

Robert Luff & Co are delighted to welcome to the market this ground floor one bedroom apartment in the popular Amberley Court Development. Benefiting from being well presented throughout this home offers a haven for those wishing for a vibrant way of life in a convenient position. Locally the property sits close to local transport links and Lancing Village centre with its offering of local and national shops, cafes bars and eateries whilst Lancing beach is just a short walk away. Internally the

development offers a communal residents lounge offering activities, a guest bedroom, hairdressers and laundrette whilst outside benefits from resident and visitor parking and well kept communal gardens. The flat itself offers a lounge, modern fitted kitchen, shower room and double bedroom. The property is being sold with no ongoing chain.



## Key Features

- Ground Floor Apartment
- Retirement Home For Over 55's
- Residents Parking
- No Ongoing Chain
- Guest Bedroom
- One Bedroom
- Laundrette & Residents Lounge
- Close To Bus Stop, Train Station & Lancing Village
- Modern & Well Presented Throughout
- Council Tax Band B



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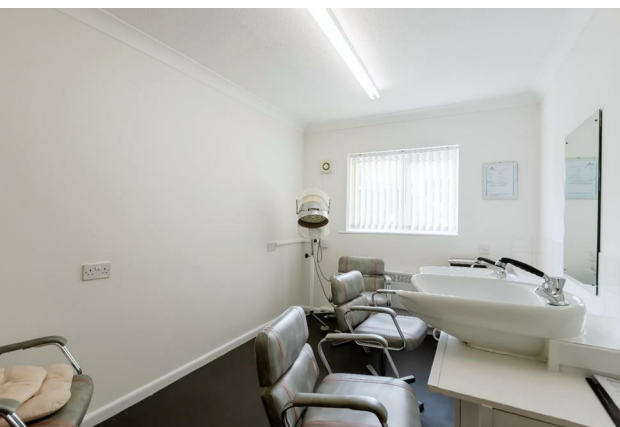


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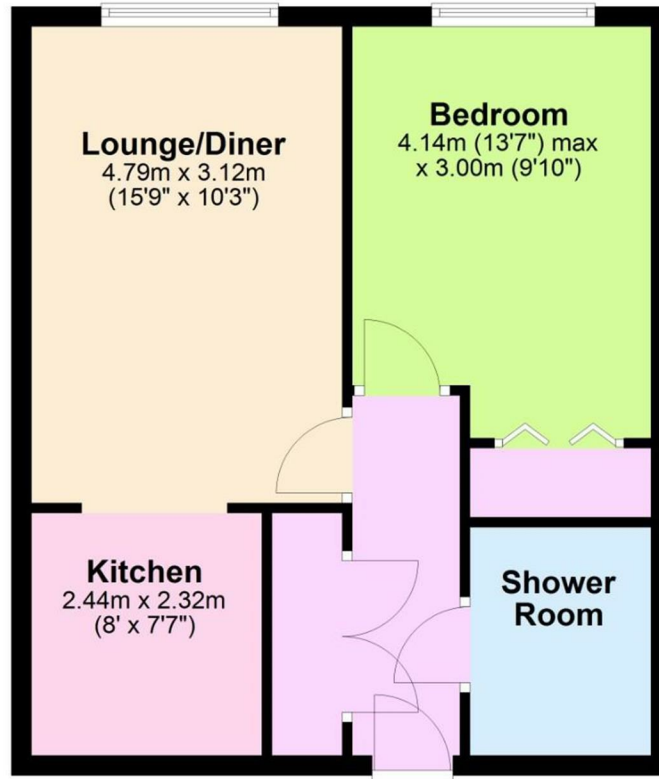
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## Floor Plan Freshbrook Road

### Floor Plan

Approx. 45.5 sq. metres (490.2 sq. feet)



Total area: approx. 45.5 sq. metres (490.2 sq. feet)



| Energy Efficiency Rating                    |         |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|---------------------------------------------|---------|-------------------------|-----------------------------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |                                                                 | Current | Potential               |
| Very energy efficient - lower running costs |         |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) <b>A</b>                          |         |                         | (82 plus) <b>A</b>                                              |         |                         |
| (81-91) <b>B</b>                            |         |                         | (61-81) <b>B</b>                                                |         |                         |
| (69-80) <b>C</b>                            |         |                         | (49-60) <b>C</b>                                                |         |                         |
| (55-68) <b>D</b>                            |         |                         | (35-48) <b>D</b>                                                |         |                         |
| (39-54) <b>E</b>                            |         |                         | (29-34) <b>E</b>                                                |         |                         |
| (21-38) <b>F</b>                            |         |                         | (21-38) <b>F</b>                                                |         |                         |
| (1-20) <b>G</b>                             |         |                         | (1-20) <b>G</b>                                                 |         |                         |
| Not energy efficient - higher running costs |         |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC | 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.

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