



Amberley Court, 27, Freshbrook Road, Lancing, BN15 8DS
Offers Over £95,000



A second floor one bedroom retirement flat in the popular Amberley Court, with living room, kitchen and modern wet room. The property also benefits from use of an array of communal facilities and is being sold chain free.



Property details:

Key Features

- Second Floor
- Retirement Flat
- One Double Bedroom
- Living Room
- Kitchen
- Wet Room
- Over 60's
- Chain Free



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Entry is via communal entrance with lift and stairs to all floors. The front door of the flat leads into the entrance hall with large storage / airing cupboard. The 15ft living room opens to the kitchen which is fitted with a range of wall and base units with worksurfaces, electric hob with extractor fan above, eye level oven and space for washing machine and fridge freezer. The double bedroom has built in wardrobes with mirrored sliding doors. The modern Wet Room comprises W.C, hand wash basin and shower with fully tiled walls and heated towel rail.

EXTERNAL

Well kept communal gardens surround the property, there is also a laundry room and communal lounge, and a manager on site. Residents parking is also available.

LOCATION

Freshbrook Road is located within walking distance of the train station and local Lancing shops. It offers easy access to the local bus stops, serving Worthing, Brighton and surrounding areas.

OUTGOINGS

Lease length - 64 years remaining
Maintenance - Approx. - £302 pm
Ground Rent - Approx. £270 pa
Council Tax Band B





Property Details:

Floor area (as quoted by EPC: sqft

Tenure: Leasehold

Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.