



## Plot 6 The Gorse

Swan Meadows | Newland Gardens | Amberley | BN18 9FF

**BOOK YOUR APPOINTMENT TO VIEW TODAY! \*DISCOUNTED MARKET UNITS ARE SUBJECT TO ELIGIBILITY\***

The Gorse is a two bedroom family home located on the Swan Meadows development in Amberley. The Accommodation comprises on the ground floor hallway, cloakroom, open plan living room/dining room and a bespoke shaker style kitchen. The first floor provides two bedrooms and a family bathroom. Outside are front and rear gardens, allocated parking with an EV charging point. Finished to a high standard throughout including underfloor heating to the ground floor and bathroom and complete with a 10 year Premier warranty.

### Entrance Hall

Built-in storage cupboards with solid oak finished doors, Amtico flooring and an understairs storage cupboard.

### Ground Floor Cloakroom

Low level push flow w.c., wash hand basin vanity unit, heated chrome towel rail and Minoli wall and floor tiles.

**Living Room/Dining Room 4.27m x 4.04m - 14' 0" x 13' 3"**  
uPVC double glazed doors to leading to patio and gardens.

### Kitchen 3.13m x 2.18m - 10' 3" x 7' 1"

A range of bespoke fitted shaker style wall and base units, complete with integrated 'Siemens' appliances including single oven, four ring induction hob with extractor over, dishwasher, washing machine and fridge/ freezer. Inset stainless steel sink bowl with chromemixer tap, Silestone worktops and groove drainer.

### Stairs to:

### First Floor Landing

Radiator, wall-mounted heating controls.

### Bedroom One 4.27m x 3.27m - 14' 0" x 10' 8"

Radiator, uPVC double glazed windows, built-in wardrobe cupboards, and cupboard housing hot water cylinder.

### Bedroom Two 4.27m x 3.01m - 14' 0" x 9' 10" o

Radiator, uPVC double glazed windows.

### Bathroom

Paneled bath with folding glass screen with overhead stainless steel soaker with fitted shower attachment, wash hand basin with fitted vanity unit, low level flush w.c., shaver point and Minoli wall and floor tiles.

### Outside

### Parking

Allocated parking with an EV charging point.

### Rear Garden

Laid to lawn, patio area, enclosed by hit and miss fencing and garden shed.

### Discounted Market Unit

Plots 1-7 are Discounted Market Units and are bought and sold at 80% of the open market value and available to those who meet the South Downs National Park Authority criteria:

- Household income of £80,000 or less per annum
- Resided or work in South Downs National Park Area
- Resided in South Downs National Park Authority area but have moved away due to the lack of affordable housing in the past 2 years

### Disclaimer

All information has been provided by Antler Homes and is subject to verification.



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