



16 Newland Gardens, Amberley - BN18 9FF

Guide Price £285,000

16 Newland Gardens

Amberley, Arundel

- A beautifully presented first floor apartment built by Antler Homes and with the remainder of the NHBC
- Entrance hall with storage cupboards
- Light double aspect sitting room opening to kitchen
- Kitchen with integrated fridge / freezer, dishwasher, oven, induction hob, washing machine
- Two double bedrooms
- Bathroom with white suite and vanity unit, heated towel rail
- Secured door entry
- Allocated parking and visitor spaces

This beautifully presented property boasts a 2 bedroom flat that exudes sophistication and modern living. Set on the first floor, this impeccably presented apartment was crafted by Antler Homes and benefits from the remaining NHBC warranty. As you step into the entrance hall, you are greeted by ample storage cupboards. The light-filled double aspect sitting room seamlessly flows into the kitchen, which features integrated appliances including fridge / freezer, dishwasher, oven, induction hob, and washing machine. Two generously sized double bedrooms offer comfort and privacy, while the bathroom showcases a white suite, vanity unit, and an electric towel rail. Secure door entry provides peace of mind, and the property includes allocated parking, EV charging points, as well as visitor spaces.

Outside, the property offers a tranquil escape with its well-maintained outdoor spaces. Take a moment to soak in the fresh air and lush surroundings, making it an ideal spot for relaxation or outdoor gatherings. The property is perfect for those seeking a peaceful retreat in a prime location with being only 8 minutes walk from one of the public houses that Amberley has to offer and 15 minute walk from the mainline railway station accessing London and the South Coast.



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Amberley is a highly desirable quintessential West Sussex village set in the South Downs National Park, which benefits from a local village store, post office and delightful tea rooms, two pubs The Black Horse and The Sportsman as well as Amberley First School. From here the South Downs Way is easily accessible and there are many country walks to be enjoyed in the area as well as other outdoor pursuits. Amberley has the attraction of Amberley Castle, a privately owned hotel and restaurant renowned for its high quality. Finally, Amberley Station, approximately one mile away, is on the London Victoria line. For more extensive shopping, banking and leisure facilities, Storrington lies just four miles away and Chichester is 13 miles away.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

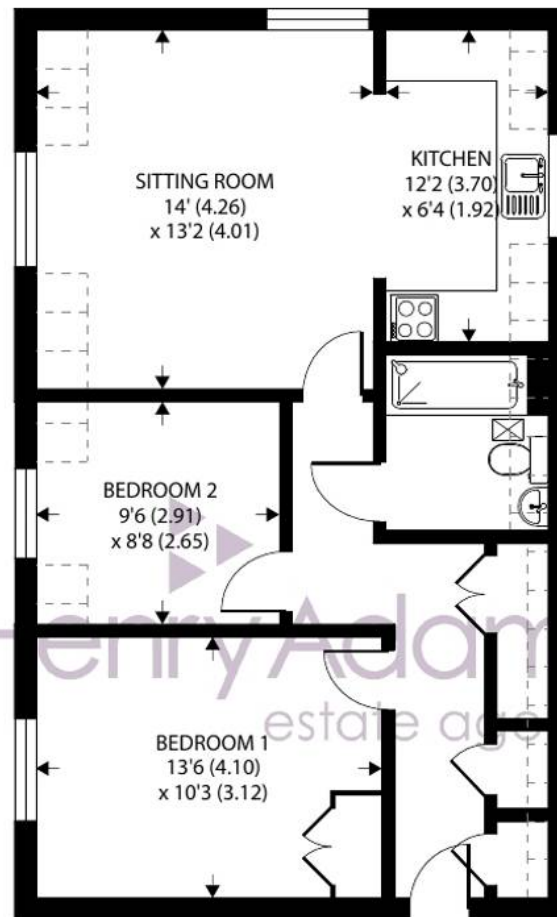
EPC Environmental Impact Rating: A











FIRST FLOOR

Approximate Area = 583 sq ft / 54.2 sq m
Limited Use Area(s) = 94 sq ft / 8.7 sq m
Total = 677 sq ft / 62.9 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any