



Hyman  **Hill**
Estate & Letting Agent

Offers in Excess of £300,000
Leasehold

☎ 01273 597730

7 Amelia Close, Southwick, BN42 4AJ

- Two bedroom apartment
- Second floor (top) with passenger lift
- Highly sought after development
- Level ground convenient location
- 18'8 lounge/diner
- En-suite to master bedroom
- Allocated parking space
- No on-going chain



INTRODUCTION

Constructed in 2010 by Crest Nicholson, Amelia Close is a highly sought after development nestled in a small cul-de-sac set back off Croft Avenue. Situated on level ground, the development provides excellent access to Southwick Square which is just a few minutes' walk away where there is a fantastic array of independent and corporate shops, library, doctor's surgery and community centre. The area is well serviced by bus stops and Southwick Railway Station is also a short stroll away offering coastal routes east and west.

Internally, a passenger lift provides access to the second floor - a rare feature when compared to most developments in the area making this homey accessible to those of all ages. The property provides bright and spacious accommodation and the fixtures

and fittings are of a high standard. Other features include a southerly aspect Juliette balcony overlooking the well maintained communal gardens, modern fitted kitchen/ breakfast room with integrated appliances, modern fitted bathroom, ensuite shower room to master bedroom, gas central heating, double glazing, large utility cupboard, loft access and neutral décor throughout. Externally, there is an allocated parking space, communal bike store and communal gardens.

We highly recommend undertaking an internal viewing in order to fully appreciate this property. The property is also offered for sale with no on-going chain.

COMMUNAL ENTRANCE HALL

Well maintained communal entrance accessed via key code/entry phone system. Stairs or lift providing access to second (top) floor, front door to:

SPACIOUS ENTRANCE HALLWAY

Radiator, deep built in utility cupboard housing space and plumbing for washing machine, wall mounted fuse box and shelving, wall mounted electric thermostat control, loft hatch providing access to roof void via pull down ladder.

LOUNGE/DINER

18' 8" x 10' 4" (5.69m x 3.15m) Double glazed southerly aspect French doors to front with matching side lights opening onto a Juliet balcony, two radiators, t.v. aerial point, smooth ceiling, double doors opening to:

KITCHEN/BREAKFAST ROOM

10' 2" x 8' 1" (3.1m x 2.46m) Matching range of contemporary style wood effect floor, drawer and wall mounted units with under unit illumination and contrasting grey roll edge work surface incorporating; inset one a half bowl stainless steel sink unit, inset 4 ring stainless steel 'Blomberg' gas hob with stainless steel splash back and stainless steel 'Bosch' canopy extractor over, stainless steel 'Bosch' oven below, integrated upright fridge/freezer, under unit 'Ideal' combination boiler housed in a matching unit, radiator, laminate flooring, smooth ceiling with inset spot lighting, double glazed window to side.

BATHROOM

Matching white suite with chrome fittings incorporating; panelled bath with mixer tap and wall

mounted shower attachment over, low level button flush w.c. with concealed cistern, wash hand basin, heated ladder towel rail, wall mounted shaver socket, part tiled walls, tiled floor, smooth ceiling.

BEDROOM ONE

15' 6" at longest point x 9' 8" (4.72m x 2.95m) Double glazed window to rear, radiator, built in shelved and hanging double wardrobe with sliding doors, smooth ceiling, door to:

EN-SUITE SHOWER ROOM

Matching white suite with chrome fittings incorporating; step in tiled double shower cubicle with wall mounted thermostat and shower head, low level button flush w.c. with concealed cistern, wash hand basin with mixer tap, wall mounted shaver socket,

heated ladder towel rail, tiled walls, tiled floor, smooth ceiling, patterned double glazed window to rear.

BEDROOM TWO

11' 1" x 10' 1" (3.38m x 3.07m) Double glazed southerly aspect window to front, radiator, smooth ceiling.

ALLOCATED PARKING SPACE

One allocated parking space, depicted as Number '7'.

OUTSIDE

Very well maintained, mature communal gardens provide an array of colour to the front and side of the development. The development also boasts residents bicycle storage area.



Second Floor



Total area: approx. 807.8 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band C £2,053.69 per annum.

TENURE

Leasehold – 125 years from 1/1/2010

Ground Rent: £250 per annum

Service Charge: £1,281.78 per annum –
01/10/2022 – 30/09/2023.

Estate Service Charge: 01/10/2022-
30/09/2023 - £1,153.30 per annum.

LOCAL AUTHORITY

Adur District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a **FREE**, no obligation market appraisal of your property.