

FOR SALE



Amberley Mews, Junction Close

1 Bedroom, 1 Bathroom, Apartment

Guide Price £190,000

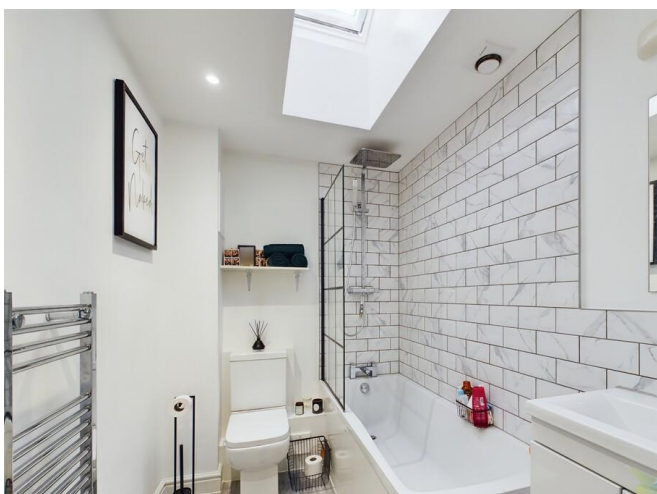


Amberley Mews, Junction Close

1 Bedroom, 1 Bathroom

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- One Bedroom
- First Floor Mews Apartment
- Open-Plan Kitchen /Dining Room
- Modernised Throughout
- Bedroom Fitted With Built-in Wardrobes & Feature Wall Panelling



**** A Modernised One Bedroom First-Floor Apartment In A Mews Setting**** Within Easy Reach Of Wivelsfield Station Providing Direct Rail Services To London and Brighton

Description

Set within an attractive and select mews development, this first floor apartment is approached via street level entrance with a staircase rising to the apartment . The property offers well proportioned accommodation together with the added benefits of allocated parking, communal gardens , security entry and long lease.

The property has benefited from a comprehensive programme of refurbishment and modernisation , in recent years with contemporary finishes and a number of attractive features incorporated throughout.

On entering the apartment ,a bright hallway provides access through to the principal rooms .

At the heart of the apartment is the open-plan kitchen and dining room ,creating a bright and sociable living space.The room benefits from two windows bringing in plenty of natural light, while the modern fitted kitchen provides a practical and contemporary finish.

The bedroom benefits from fitted wardrobes providing useful built-in storage together with stylish vertical wall panelling creating a modern feature behind the bed.

The bathroom was also fully modernised as part of the refurbishment and is fitted with a contemporary suite, including bath a large rainfall shower over, complemented by modern fittings and finishes.

Externally, residents have the use of an attractive communal garden and outside area, while the property also benefits from its own allocated parking space . A



security entry system provides additional convenience and peace of mind.

****NO CHAIN****

The apartment offers an appealing combination of modernisation, practical accommodation and communal outdoor space. Being conveniently positioned within easy reach of Wivelsfield Train Station, providing direct rail services to London and Brighton making it particularly appealing to commuters while still enjoying the more tucked away setting of this select mews development and suitable to a range of purchasers.

Tenure Leasehold : 171 Years & 6 months remaining

Service charge : 2026/2027 £1,465.64 (Paid 1/2 yearly)
Ground Rent £0 (Nil)

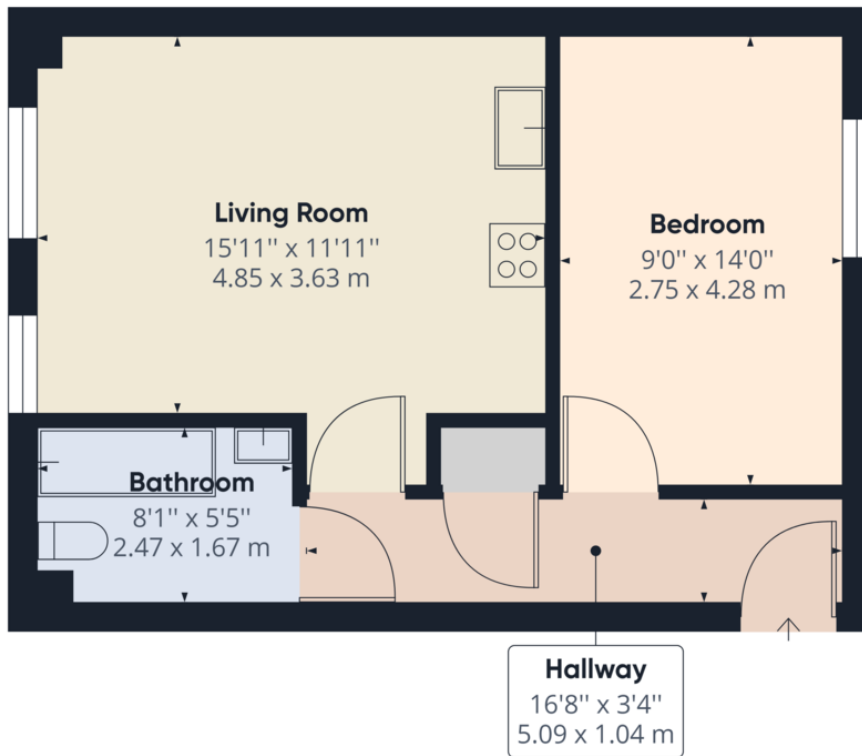
The property is currently tenanted, with the sale intended to proceed with vacant possession on completion .

Please note: The marketing photographs were taken following the property's refurbishment and prior to the commencement of the current tenancy in 2025 . The presentation and furnishings at the time of viewing may therefore differ from those shown in the photographs .

IDENTITY CHECKS

Should a purchaser have an offer accepted on a property marketed by Martin & Co, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use an online service to verify your identity provided by HIPLA. The cost of these checks is £50 inc. VAT per purchase which is paid in advance, directly to HIPLA. This charge is non-refundable under any circumstances.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate total area⁽¹⁾
434.18 ft²
40.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.