

JOHN DALE

Estate Agency



POWERED BY
KELLERWILLIAMS



Amberley Court, Freshbrook Road, Lancing, BN15 8DS

BEAUTIFULLY PRESENTED GROUND FLOOR ONE BEDROOM RETIREMENT APARTMENT (Over 60's)

LOVELY COMMUNAL GARDENS & RESIDENT FACILITIES

PART-TIME HOUSE MANAGER & EMERGENCY CALL SYSTEM

HEART OF LANCING VILLAGE & CLOSE TO BEACH, SHOPS, BUS STOPS & MAINLINE STATION

RESIDENTS' & VISITOR PARKING | 102-YEAR LEASE

EPC RATING: C

Price Range £130,000 - £140,000

Imagine beginning each morning by stepping straight from your apartment onto the **patio area**, coffee in hand, overlooking **beautifully landscaped communal gardens**. Whether you're enjoying the sunshine, listening to the birds or simply watching the seasons change, this peaceful setting perfectly complements the relaxed lifestyle this welcoming retirement development offers.

Ideally positioned in the heart of Lancing Village, everything you need is within easy walking distance. **Supermarkets, independent shops, cafés, doctors, pharmacies and everyday amenities** are all close by, making daily life both convenient and enjoyable.

For those who love the outdoors, **Lancing's beautiful beach and seafront** are just a short stroll away, offering miles of promenade, fresh sea air and spectacular sunsets. **Imagine** you bought your own beach hut too – the **perfect place to enjoy your afternoon cuppa, watch the waves roll in and take in the stunning coastal views**. The **South Downs National Park** also provides stunning countryside and picturesque villages to explore.



Excellent transport links, including **regular bus services** and **Lancing's mainline railway station**, make it easy to visit family and friends or enjoy days out in Worthing, Brighton and along the Sussex coast.

The development offers a **wonderful sense of community** while allowing complete independence. Residents can enjoy a **welcoming communal lounge, hairdressing salon, guest suite and beautifully maintained gardens**, with regular social activities available for those who wish to take part. A **part-time house manager** and **emergency call system** provide added reassurance.

Practicality is equally well catered for with **residents' and visitor parking**, while the apartment also benefits from a **long 102-year lease**, offering excellent long-term peace of mind.

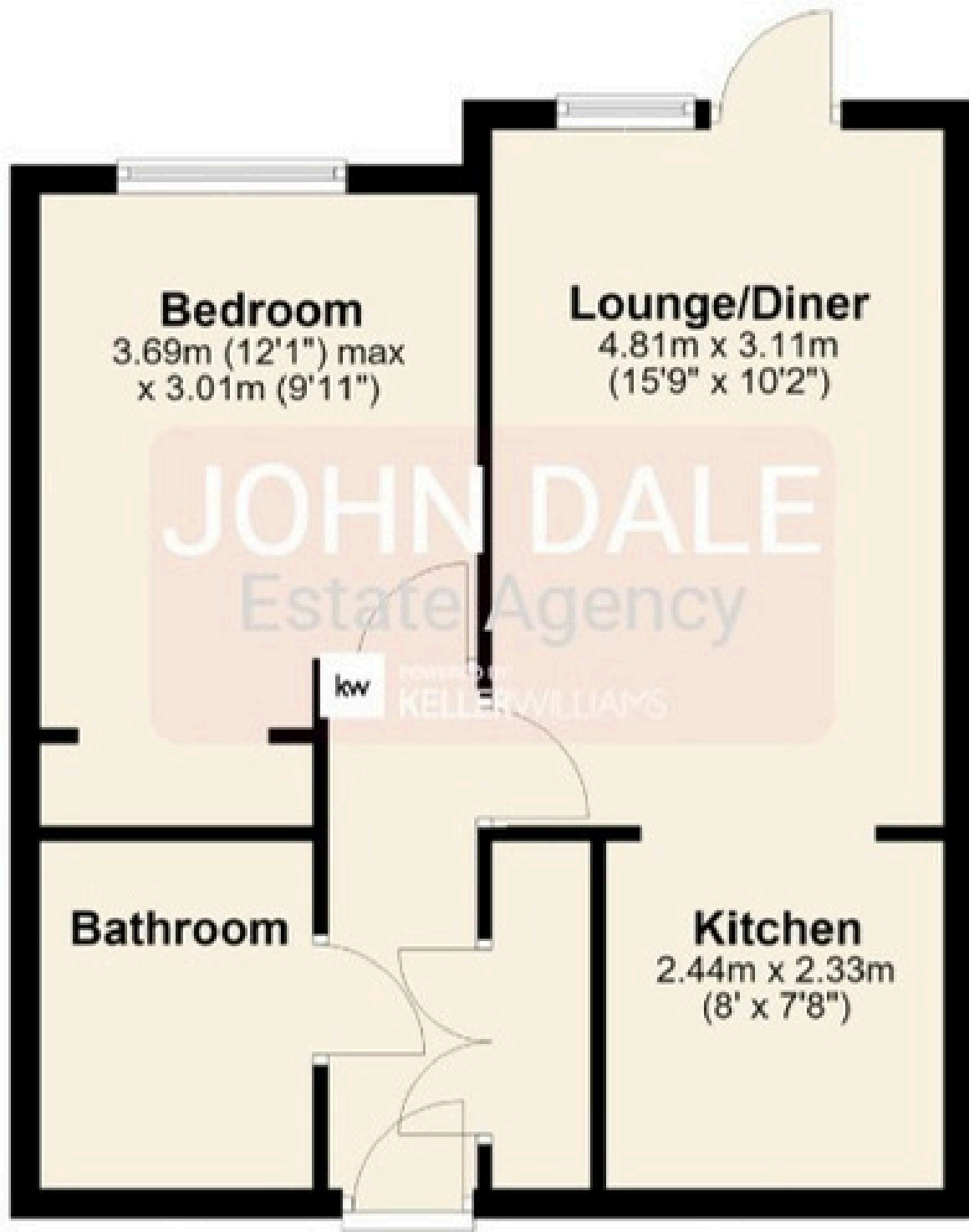
Combining a **superb village location**, a **wonderful coastal lifestyle** and **thoughtfully designed retirement facilities**, this is a fantastic opportunity to enjoy **secure, low-maintenance living** in one of **Lancing's most sought-after retirement developments**.





Floor Plan

Approx. 44.2 sq. metres (476.2 sq. feet)



Total area: approx. 44.2 sq. metres (476.2 sq. feet)

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