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## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

We are delighted to offer to the market this recently decorated first-floor retirement apartment in the serene setting of Amberley Court, Lancing.

Upon entering, you're greeted by a communal entrance offering easy access via stairs or lift to all floors, the communal living room, laundry facilities, and the meticulously maintained gardens.

The flat itself comprises; an easterly aspect living room and bedroom that boast picturesque views over the lush communal gardens, creating a peaceful ambiance. The living room seamlessly flows into the fitted kitchen, complete with a range of wall and base units, work surfaces, and modern appliances and a modern shower room features a large walk-in shower, wash hand basin, and W.C.

Additionally, enjoy the added convenience of a fully equipped guest room available for rent when friends and family come to visit.

Residents of Amberley Court enjoy access to well-manicured communal gardens, perfect for leisurely strolls or quiet relaxation. Additional amenities include a communal lounge, laundry room, and on-site management for added convenience.

Parking is available for residents, and the property is ideally situated on Freshbrook Road, just a short walk from Lancing Village Centre, the mainline train station, local shops, ASDA, and convenient bus links to Worthing, Brighton, and Hove.



## Key Features

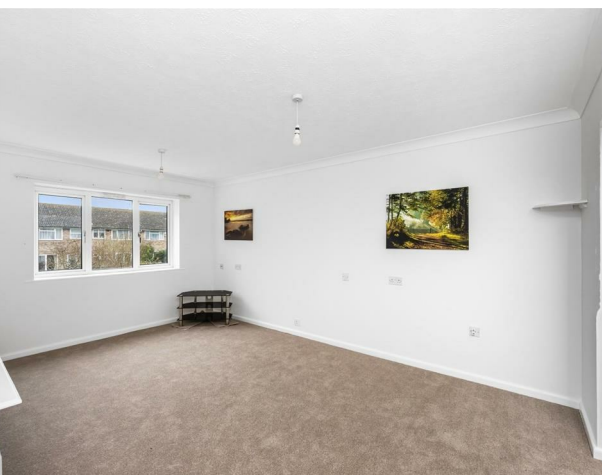
- First Floor Retirement Apartment
- Immediate 'exchange of contracts' available
- Residents Lounge & Laundrette
- Close To Lancing Village Centre
- EPC - TBC & Council Tax Band - B
- Well Presented Throughout
- Communal Gardens & Residents Parking
- Onsite Hairdressers
- Being sold via 'Secure Sale'
- Reduced For A Quick Sale



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Robert  
Luff & Co



## Auction Notes

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay

a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## Communal Entrance

### First Floor

Accessible via a lift and stairs

### Front Door

leading to:

### Entrance Hallway

Built in storage

### Bathroom

Walk in shower cubicle, wash hand basin, low level flush w/c

### Lounge

**4.83m x 3.12m (15'10" x 10'3")**

Carpet, double glazed window, electric heater, opening to:

### Bedroom

**4.42m x 3.02m (14'6" x 9'11")**

Carpet, double glazed window, built in cupboard, electric heater

### Kitchen

**2.41m x 2.34m (7'11" x 7'8")**

Vinyl flooring, range of base and eye level cupboards with work surfaces, stainless steel sink and drainer with taps over, built in oven, built in hob with extractor over.

## Agent Notes

We have been advised of the following by the current seller:

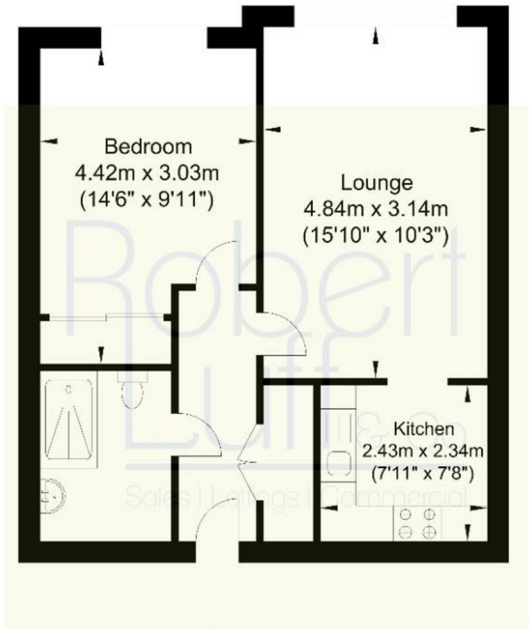
64 years remaining on the lease

Ground rent - £138 per 6 Months

Maintenance charges - £3801 PA with water included.

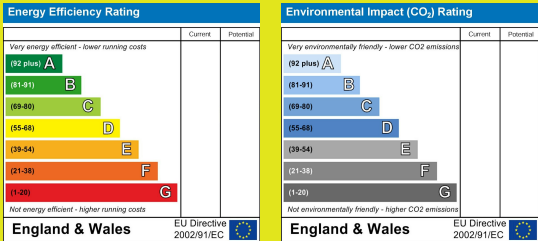
Floor Plan Freshbrook Road

Freshbrook Road



First Floor  
Approximate Floor Area  
476.51 sq ft  
(44.27 sq m)

Approximate Gross Internal Area = 44.27 sq m / 476.51 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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