

12, Newland Gardens, Amberley, West Sussex BN18 9FF

GL & CO ESTATE AGENTS

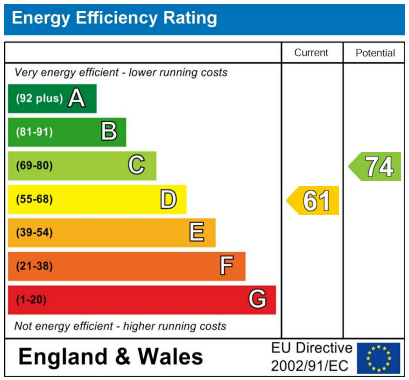


12, Newland Gardens,
Amberley, West Sussex BN18 9FF

75% Shared Ownership £172,500 Leasehold

1 | 2 | 1 | D

- PRIVATE REAR GARDEN
- ALLOCATED PARKING
- CLOSE TO MAINLINE STATION
- COUNTRYSIDE WALKS FROM THE DOORSTEP
- SINGLE STOREY LIVING
- TWO DOUBLE BEDROOMS



DIRECTIONS

What3words///absorbs.questions.daredevil

THE PROPERTY

Situated within the highly sought-after village of Amberley, this beautifully presented two-bedroom ground floor maisonette offers an excellent opportunity for those seeking village life with the convenience of modern accommodation and direct access to some of the area's most picturesque countryside.

Upon entering, a welcoming entrance hall provides access to all principal rooms. The bright and airy sitting room is a bright and comfortable space, with dual aspect windows allowing for plenty of natural light to flood the space. The adjoining kitchen is fitted with a range of matching base and wall-mounted units complemented by integrated appliances and ample work surface space, creating a practical and attractive environment for day-to-day living. There are two bedrooms, both well-proportioned and tastefully presented. The principal bedroom is a particular feature of the property, benefiting from direct access to the private rear garden, allowing for a seamless connection between the internal accommodation and outside space. The second bedroom offers flexibility for guests, or as a home office The bathroom is fitted with a modern white suite comprising a panel enclosed bath with overhead shower, wash hand basin and low level WC.

OUTSIDE

Externally, the property enjoys the considerable advantage of a private rear garden, providing a wonderful outdoor space to relax, entertain and enjoy the peaceful surroundings. Directly accessible from the principal bedroom, the garden is mostly laid to lawn, with a patio seating area to he rear of the property and an array of flowers and shrubs interspersed on attractive stone borders.

The property also benefits from allocated parking within a nearby carport. Beyond the immediate grounds, residents can take advantage of the exceptional countryside that surrounds Amberley, with a wealth of scenic walking routes, open green spaces and the highly regarded Millennium Green all within easy reach.









SITUATION

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The mainline station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose. At Pulborough there is also a mainline station and shopping facilities with Sainsbury's and Tesco stores and a Primary Health Care Centre.

SPORTING AND RECREATION

The prestigious West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough as well as numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester's Festival Theatre.

COUNCIL TAX

Council Tax Band C. Please contact Horsham District Council on 01403 215100.

SERVICES

Mains drainage, water and electricity. Electric heating.
According to Ofcom for this address Ultrafast broadband is available.
Highest download speed is 1800 Mbps.

LEASE DETAILS

75% Share of freehold. Lease 125 years with 108 remaining.
Monthly charges reviewed annually:
Estate charge £43.63
Other service charges 40.38
Management fee £30.19

IN THE KNOW

Not all of our properties are available online. For further information please contact us on 01903 742354 or email: enquiries@glproperty.co.uk

VIEWING

Viewing strictly by appointment through GL & Co. Please telephone 01903 742354 or email: enquiries@glproperty.co.uk











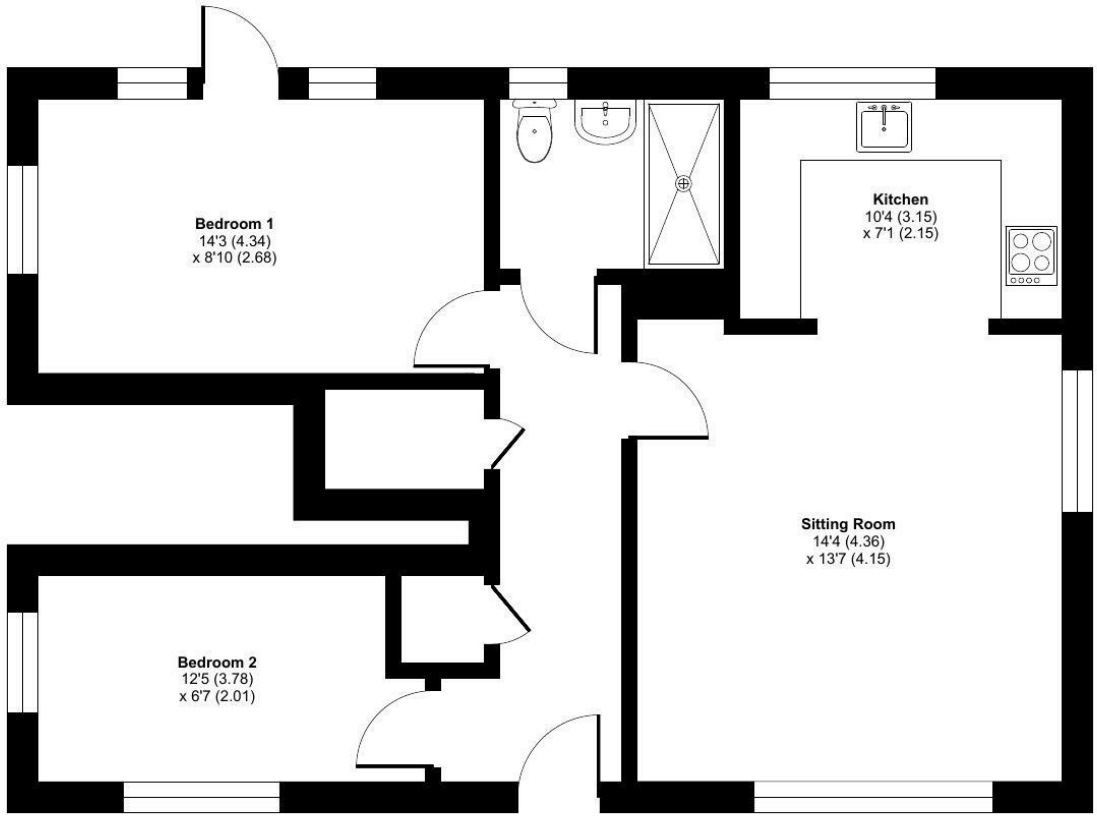




Newland Gardens, Amberley, Arundel, BN18

Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026 Produced for GL&CO Estate Agents. REF: 1503382

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance. Accepted offers from purchasers are subject to a mandatory anti money laundering (AML) ID check. The non-refundable fee is payable when the offer is agreed, before the sales memorandum is issued.