



Amberley Court, Mill Road, Worthing, BN11 5HG
Guide Price of £265,000



A beautifully presented two-bedroom, purpose-built top-floor flat in a highly sought-after Art Deco block in West Worthing, offered for sale with the advantage of a 999-year lease.



Key Features

- Two Bedroom Second (Top) Floor Flat
- South Facing Lounge/Diner
- South Facing Balcony
- Modern Kitchen
- Two Double Bedrooms
- Modern Bath/Shower Room/wc
- Residents Parking
- 999 Year Lease
- Popular & Quiet Residential Location



2 Bedrooms



1 Bathroom



1 Reception Rooms

INTERNAL

Communal entrance with stairs leading to the second floor with a door leading out to an external balcony with access to the private front door. Front door leading into the entrance hall with doors to all rooms. There is a fitted kitchen with wall and base units built in oven with hob above, integrated fridge/ freezer and space and plumbing for a washing machine. The lounge/ diner measures 15'1 x 12'5ft there is a door leading out onto the west facing balcony and an opening into bedroom two which can be closed off again. There are two double bedrooms and a spacious bathroom.

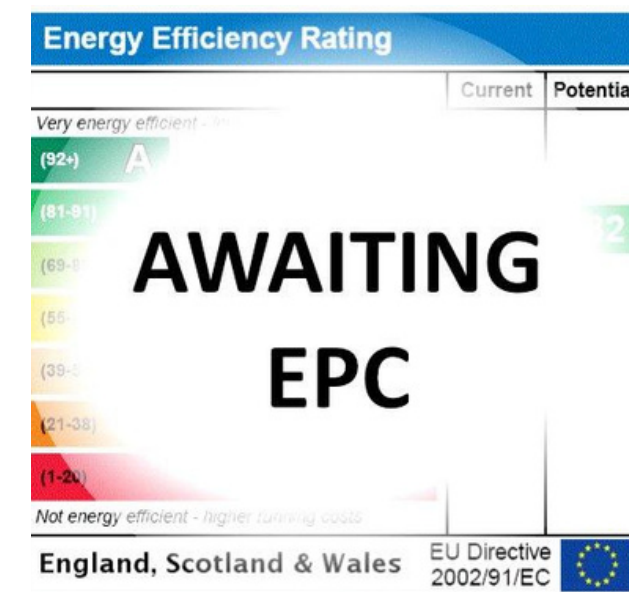
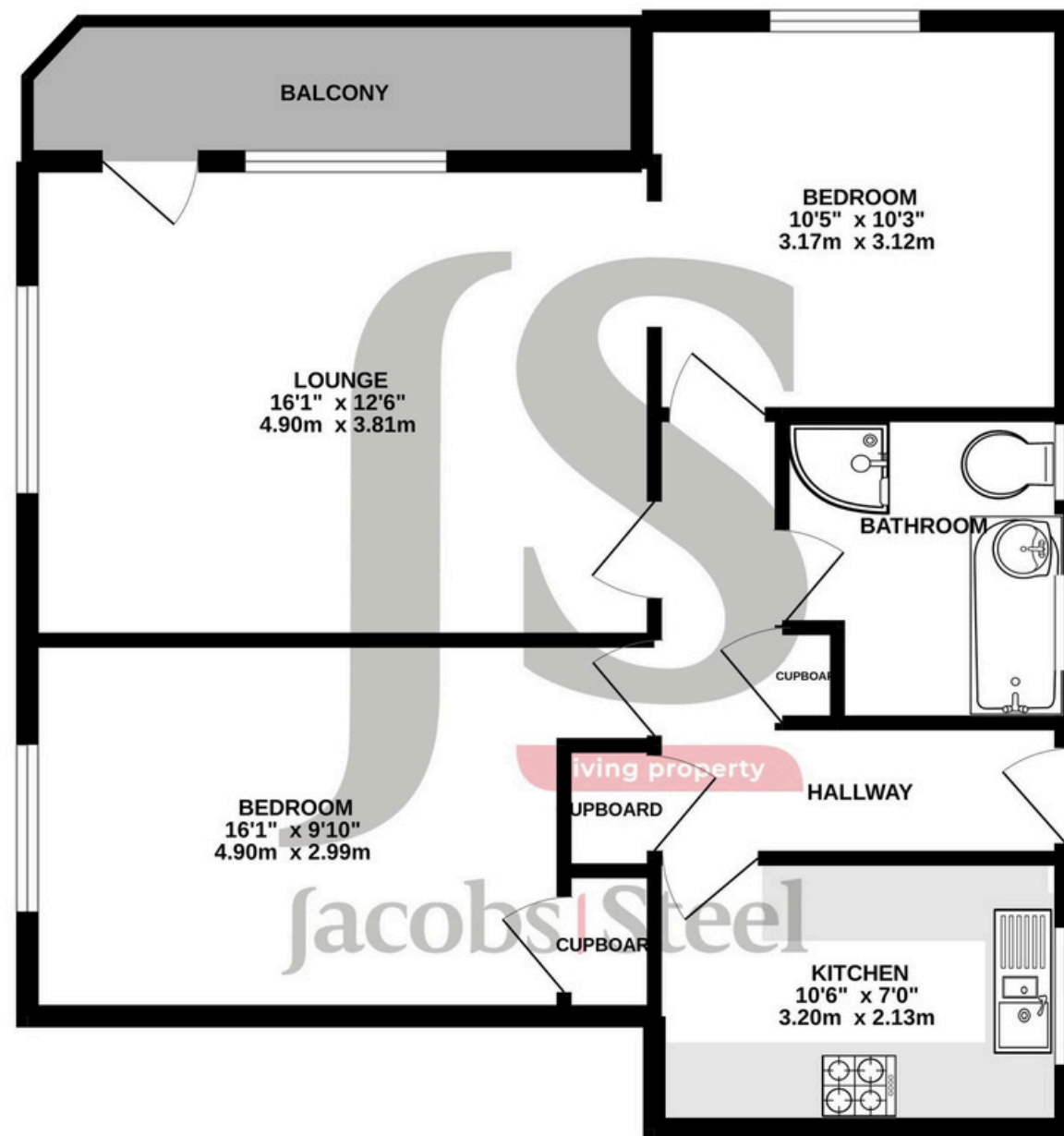
LOCATION

Outside are immaculately maintained communal gardens surrounding the development and unallocated resident's parking. There is a pedestrian access via Mill Road and access for vehicles from Lansdowne Road.

EXTERNAL

On Lansdowne Road, the property is minutes' walk to West Worthing high street with a range of amenities including greengrocers, coffee shops and mainline bus routes. The flat is approximately 0.5 miles from West Worthing train station and Worthing town centre is approximately 1 mile away offering theatres, restaurants, cinemas and shopping facilities.





Property Details:

Floor area (as quoted by EPC: 70 sqm

Tenure: Leasehold & Share of

Freehold
Council tax band: B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.