



**Amberley Court, Mill Road, Worthing, BN11 5HG**  
**Guide Price of £235,000**





We are pleased to offer to the market a first floor apartment in the sought after art deco block of Amberley Court. The property offers two bedrooms, fitted kitchen, lounge/ dining room with balcony, bathroom and seperate WC. The property is situated within easy reach of local shopping facilities and transport links.





## Key Features

- Residents Parking For One Car
- Long Lease & Share of Freehold
- Bus Routes Nearby
- Bathroom and Seperate WC
- Fitted Kitchen
- Balcony
- Lounge
- Two Bedrooms
- First Floor Apartment



**2 Bedrooms**



**1 Bathroom**



**1 Reception Rooms**

### INTERNAL

The communal entrance features stairs leading to the first floor, where a door opens out onto the external balcony, providing access to the front door of the apartment. Upon entering, you are greeted by the entrance hall, which offers access to all rooms. The fitted kitchen comprises both wall and base units, with spaces for all necessary appliances, a sink, and drainer. The lounge is dual aspect, benefiting from natural light and a door leading directly to the balcony. Additionally, there are double obscured glass doors that open into Bedroom Two, which could alternatively be used as a separate dining room, depending on your needs. The property offers two bedrooms, with Bedroom One featuring an abundance of built-in wardrobes for extra storage. The bathroom is equipped with a bath and shower attachment, along with a wash hand basin. The WC is conveniently located just next door to the bathroom.

### LOCATION

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.

### TENURE

Share of Freehold Lease: Remainder of 999 Years  
Maintenance: £3000 per annum which includes heating, hot water, buildings insurance, maintenance of halls and communal gardens

### EXTERNAL

The property features a balcony with ample space for chairs and plant pots. Additionally, there is a generously-sized storage cupboard located just outside the balcony, providing convenient storage before entering the apartment.







**Approximate total area<sup>m</sup>**  
624.3 ft<sup>2</sup>  
58 m<sup>2</sup>

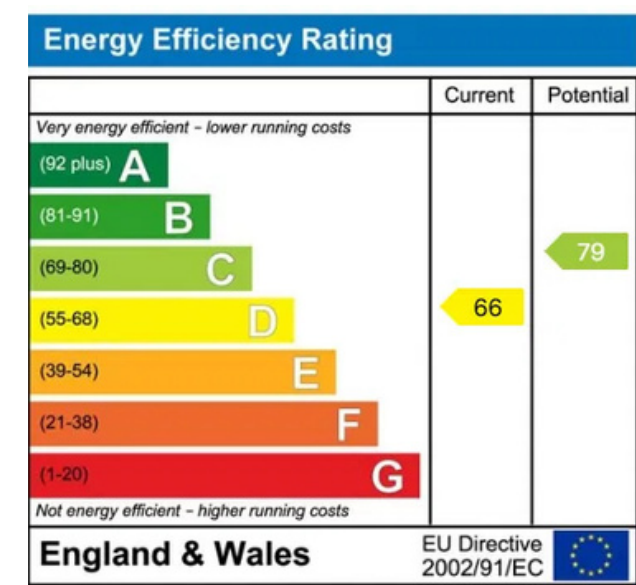
**Balconies and terraces**  
59.85 ft<sup>2</sup>  
5.56 m<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Property Details:

Floor area (as quoted by EPC): 63 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.

