



Plot 5 The Orchid

Swan Meadows | Newland Gardens | Amberley | BN18 9FF

BOOK YOUR APPOINTMENT TO VIEW TODAY!

Located within the South Downs National Park is the new Swan Meadows development by Antler Homes. This good sized first floor, two bedroom apartment benefits from an open plan living /dining room, the kitchen area comprises of bespoke shaker style units complete with integrated appliances, two double bedrooms, with en-suite to the main bedroom and a separate bathroom. Amtico flooring and carpeting supplied as standard. An allocated parking space is provided with electric vehicle charging points available, additionally there is visitor parking provided. Amberley has a train station with a direct link to London Bridge and London Victoria. Local amenities can also be found within the village which is walking distance to the village shop, post office and tearoom, as well as Amberley School and a selection of pubs. *DISCOUNTED MARKET UNITS ARE SUBJECT TO ELIGIBILITY*

Communal Entrance
with entry phone system.

First Floor
Front door to:

Entrance Hall
Amtico flooring, three built-in storage cupboards, cupboard housing boiler and pressurised cylinder, electric radiator.

Living/Dining Room 5.10m x 4.17m 16' 8" x 13' 7"
Amtico flooring, dual aspect uPVC double glazed windows, two wall-mounted electric radiators and a TV point.

Kitchen
5.10m x 1.93m 16' 8" x 6' 3"
Bespoke fitted shaker style units, complete with integrated Zanussi appliances which include fan assisted single electric oven, four ring induction hob with stainless steel extractor over, fridge/freezer, dishwasher and washing machine, stainless steel single drainer sink unit with mixer tap,

Bedroom 1
4.08m x 2.92m 13' 4" x 9' 6"
uPVC double glazed windows, radiator, built-in wardrobe.

En-suite to Main Bedroom
Push flow w.c., wall-mounted wash hand basin with vanity unit, shower with thermostatic shower and Minoli tiling.

Bedroom 2
4.07m x 2.79m 13' 4" x 9' 1"
uPVC double glazed windows, wall-mounted electric radiator.

Family Bathroom
Inset bath with fitted chrome shower attachment and controls, push flow w.c., wall-mounted wash hand basin with vanity unit under, Minoli tiling and chrome towel rail.

Outside
There is allocated parking, EV charging points and a bike store.

Discounted Market Unit
This apartment is a Discounted Market Unit and is bought and sold at 80% of the open market value and is available to those who meet the South Downs National Park Authority criteria:

- Household income of £80,000 or less per annum
- Resided or work in South Downs National Park Area
- Resided in South Downs National Park Authority area but have moved away due to the lack of affordable housing in the past 2 years

Disclaimer
All information has been provided by Antler Homes and is subject to verification. Please note all exterior and interior images are of the show home and are indicative only.



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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