



Plot 3 The Orchid

Swan Meadows | Newland Gardens | Amberley | BN18 9FF

Situated in the pretty village of Amberley and set within the South Downs National Park is the unique development of Swan Meadows, by Antler Homes. This wonderful new one bedroom first floor apartment offers an open-plan living room/dining room, bespoke shaker-style kitchen with integrated appliances, one double bedroom with fitted wardrobes and a bathroom complete with stylish Minoli tiling. Outside, there is an allocated parking space, visitor parking and electric car charging points. In the village there is a local store, post office and a quaint tearoom along with Amberley School. *DISCOUNTED MARKET UNITS ARE SUBJECT TO ELIGIBILITY*

Communal Front Door
With entry phone system

First Floor Landing
Front door to:

Entrance Hall
Wall-mounted electric radiator, Amtico flooring, cupboard housing boiler and additional cupboard housing pressurised cylinder.

Open Plan Living Room/Dining Room 5.00m x 3.21m 16' 4" x 10' 6"
Dual aspect double glazed windows, Amtico flooring and TV point.

Kitchen Area 3.38m x 3.21m 11' 1" x 10' 6"
A range of wall and base shaker style units with integrated 'Zanussi' appliances which include: - fan assisted electric single oven, four ring induction hob with stainless steel extractor over, dishwasher, separate fridge, freezer and a washing machine. Single drainer sink unit with swan neck mixer tap.

Bedroom 5.00m x 2.78m 16' 4" x 9' 1"
Dual aspect, built-in wardrobe, wall-mounted electric radiator.

Bathroom
Inset bath with shower attachment and controls, push flow w.c., wash hand basin with vanity unit and Minoli tiling.

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.

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