



Price Range £550,000 - £575,000

Castleview, Church Street, Amberley, West Sussex







## Castleview, Church Street, Amberley, West Sussex, BN18 9ND

Tucked away within a private development of just five homes designed for the over 60s, this immaculately presented two double bedroom house offers views towards Amberley Castle and a very relaxing, quiet lifestyle within a warm and welcoming community.

Amberley sits at the foot of the South Downs, only four miles from historic Arundel to the south and the bustling village of Storrington to the north. The property has green views to three sides and is at the end of the small terrace, just off Church Street, only a moments walk from the excellent village shop and the very popular Black Horse Inn. There is a garage in a nearby courtyard setting, with a remote control door for easy access. Amberley railway station is about a mile away, offering direct routes into London Victoria and Gatwick Airport.

The open plan living/dining room is more than 30ft long, with French doors opening onto the west facing rear garden. The kitchen is well appointed and there is a ground floor shower room / WC. Upstairs, both bedrooms are really good doubles, they feature large built in wardrobes and each has its own ensuite, perfect for when family or friends come to stay.

The balance of a 999 year lease remains and the communal areas are very well maintained. Chain free, the property looks out across the churchyard to the rear and a lawn to the front.





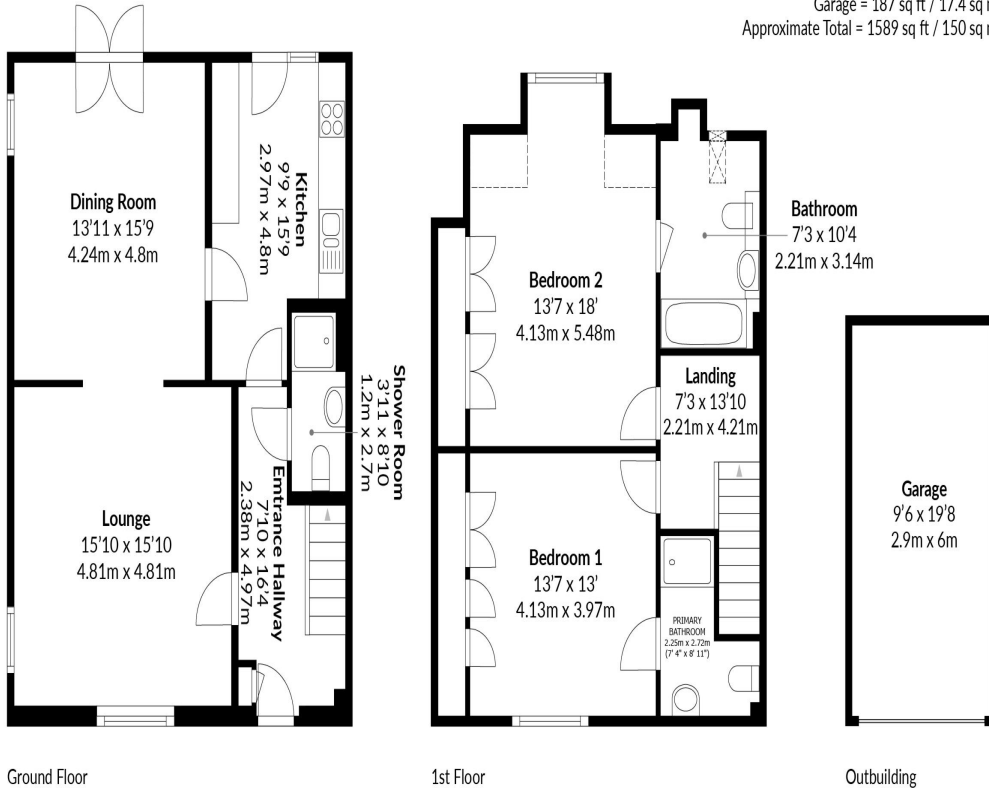






## 5 Castleview, Church Street, Amberley, BN18 9ND

Ground Floor = 744 sq ft / 72 sq m  
 1st Floor = 658 sq ft / 61 sq m  
 Garage = 187 sq ft / 17.4 sq m  
 Approximate Total = 1589 sq ft / 150 sq m




Floorplan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	



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### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.