



2 Amelia Close | | Southwick | BN42 4AJ

Warwick **BAKER**

Valuers, Estate Agents & Chartered Surveyors



2 Amelia Close | | Southwick | BN42 4AJ

£220,000

SALE AGREED BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES REQUIRED, BUYERS WAITING !!
01273 461144 - george@warwickbaker.co.uk

Constructed in 2010 by Crest Nicholson, Amelia Close is a highly sought after development nestled in a small cul-de-sac set back off Croft Avenue. The apartment provides excellent access to Southwick Square which is just a few minutes walk away where there is a fantastic array of independent and corporate shops, library, doctors surgery and community centre. The area is well serviced by bus stops and Southwick Railway Station is also a short stroll away.

Internally, the property offers bright and spacious accommodation which boasts; spacious lounge/diner with double glazed French doors opening onto a private south facing patio area, one double bedroom, family bathroom, kitchen with integrated appliances, double glazing and gas central heating. Externally there is an allocated parking space and well maintained communal grounds. The accommodation has also been constructed to wheelchair specifications.

- GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- NO CHAIN
- SOUGHT AFTER LOCATION
- CLOSE TO THE STATION
- QUIET LOCATION
- MODERN THROUGH OUT
- CLOSE TO THE VILLAGE
- PARKING
- SOUTH FACING PATIO AREA

COMMUNAL ENTRANCE HALL

Secure entryphone system. Door to

ENTRANCE HALL

Radiator, wall mounted entryphone, wall mounted thermostat, recessed utility cupboard with space and plumbing for washing machine, fuse box and light, further recessed storage cupboard, hard wired smoke detector, laminate wood flooring. Door to

LOUNGE/KITCHEN

23'3" x 10'7" (7.09m x 3.23m)

South facing double glazed French doors overlooking and leading to patio, two radiators with thermostatic valves, laminate wood flooring, t.v. aerial point, telephone point.

KITCHEN AREA

Modern range of floor, drawer and wall mounted units with under lighting and roll edge work surfaces incorporating 1 1/2 bowl single

drainer stainless steel sink unit with mixer tap, inset stainless steel "Bosch" gas hob with matching stainless steel "Bosch" electric oven below and "Bosch" stainless steel canopy extractor over, integrated "Bosch" dishwasher, stainless steel splash back, smooth ceiling with inset spot lighting, laminate wood flooring.

BEDROOM

15'6" x 9' (4.72m x 2.74m)

South facing double glazed window to front offering delightful views of well maintained communal garden, radiator with thermostat valve, sliding door wardrobe with built in shelving and hanging space, t.v. aerial point, telephone point.

BATHROOM

Modern fitted white suite with chrome fittings comprising panelled bath with folding glass shower screen, mixer tap and wall mounted shower attachment over, low level w.c., wash hand basin, wood effect flooring, extractor fan unit.

ALLOCATED PARKING SPACE

Residents only car park situated to the rear of the property.

COMMUNAL GARDEN

Well maintained lawned gardens situated to the front and side of the property.

LEASE

Remainder of 125 years

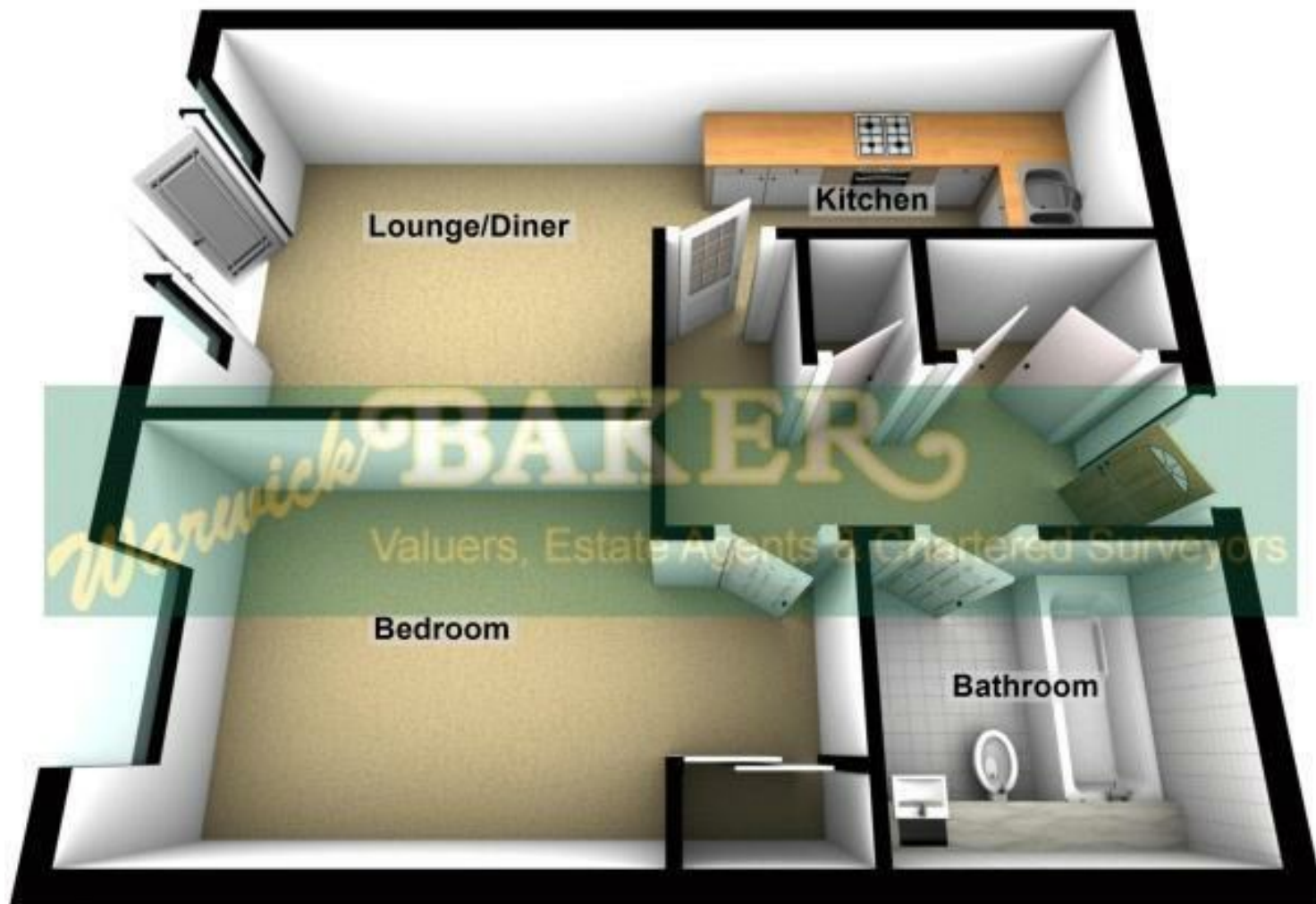
MAINTENANCE

£2.280.00 Per annum



Ground Floor

Approx. 43.5 sq. metres (468.7 sq. feet)



Total area: approx. 43.5 sq. metres (468.7 sq. feet)

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	