



12, Newland Gardens, Amberley, BN18 9FF



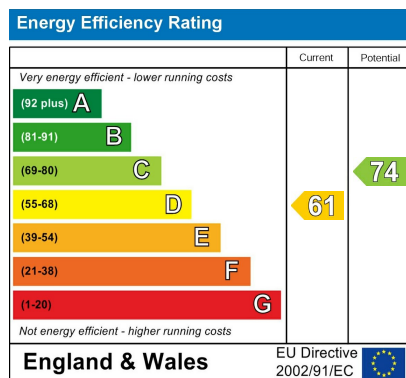


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75% Shared Ownership £172,500 Freehold



- PRIVATE REAR GARDEN
- CLOSE TO MAINLINE STATION
- SINGLE STOREY LIVING
- ALLOCATED PARKING
- COUNTRYSIDE WALKS FROM THE DOORSTEP
- TWO DOUBLE BEDROOMS



The Property

Situated within the highly sought-after village of Amberley, this beautifully presented two-bedroom ground floor maisonette offers an excellent opportunity for those seeking village life with the convenience of modern accommodation and direct access to some of the area's most picturesque countryside.

Upon entering, a welcoming entrance hall provides access to all principal rooms. The bright and airy sitting room is a bright and comfortable space, with dual aspect windows allowing for plenty of natural light to flood the space. The adjoining kitchen is fitted with a range of matching base and wall-mounted units complemented by integrated appliances and ample work surface space, creating a practical and attractive environment for day-to-day living.

There are two bedrooms, both well-proportioned and tastefully presented. The principal bedroom is a particular feature of the property, benefiting from direct access to the private rear garden, allowing for a seamless connection between the internal accommodation and outdoor space. The second bedroom offers flexibility for guests, or as a home office. The bathroom is fitted with a modern white suite comprising a panel-enclosed bath with overhead shower, wash hand basin and low-level WC.

Outside

Externally, the property enjoys the considerable advantage of a private rear garden, providing a wonderful outdoor space to relax, entertain and enjoy the peaceful surroundings. Directly accessible from the principal bedroom, the garden is mostly laid to lawn, with a patio seating area to the rear of the property and an array of flowers and shrubs interspersed on attractive stone borders.

The property also benefits from allocated parking within a nearby carport. Beyond the immediate grounds, residents can take advantage of the exceptional countryside that surrounds Amberley, with a wealth of scenic walking routes, open green spaces and the highly regarded Millennium Green all within easy reach.



Directions

What3words:///absorbs.questions.daredevil

Situation

Amberley is one of the most picturesque of West Sussex villages, nestling in the cleft of the South Downs away from main traffic routes and is the haunt of artists and country lovers alike. Abounding in architectural and historic buildings, including Amberley Castle and quaint old stone, flint and thatched cottages, Amberley is well sought after having a friendly village atmosphere. There is a village shop and post office, Church of England Primary School and two pubs as well as the ancient Norman and early English Church of St. Michael's. The mainline station is about a mile from the outskirts of the village with a commuter service to Gatwick airport, London Victoria and London Bridge. Arundel is approximately six miles away and the coast and cities of Chichester and Brighton are within easy driving distance.. The village is served by local deliveries and more comprehensive shopping facilities are available at Storrington including a Waitrose. At Pulborough there is also a mainline station and shopping facilities with Sainsbury's and Tesco stores and a Primary Health Care Centre.

Sports and recreation

The prestigious West Sussex Golf Club is nearby in Pulborough and there are also courses at Goodwood and Cowdray Park. There is polo at Cowdray Park; hunting with the Crawley & Horsham, Chiddingfold, Leconfield & Cowdray hunts; gliding at Parham; sailing at Bosham, Itchenor and Chichester, riding and walking in the South Downs National Park and an RSBP Bird Sanctuary at Pulborough. There are numerous other sporting and leisure activities locally including horse racing at Goodwood, car racing at the Goodwood Festival of Speed and Goodwood Revival and drama at Chichester's Festival Theatre.

COUNCIL TAX

Band C.

Broadband speed

Ultrafast 220 mbpc







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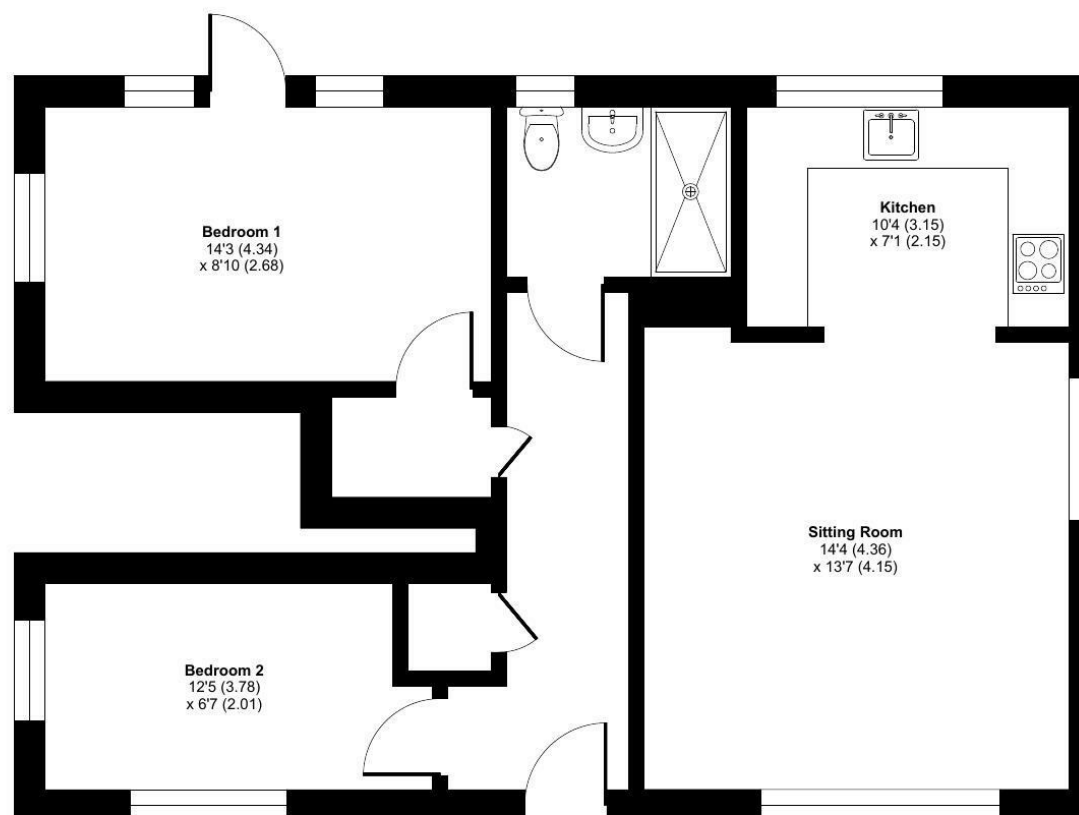
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Approximate Area = 641 sq ft / 59.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026
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