



The Reading Rooms, 24 Newland Gardens, Amberley - BN18 9FF
£975,000

The Reading Rooms, 24 Newland Gardens, Amberley

- Spacious 4 bed detached house in Amberley village
- Large refitted kitchen/dining/family room
- Sitting room with Danish wood burning stove
- Main bedroom with en suite shower room
- Three further double bedrooms with built in storage
- Landscaped gardens
- Eco credentials include heat pump, heat recovery system, photovoltaics and EV charging point
- Located in the South Downs National Park
- Village amenities include Shop, Tea Rooms, Pubs, Primary School, Church, Village Hall and Pottery all in walking distance
- Mainline station to London and Gatwick

This bright, spacious, four bedroom house, is one of five detached homes built in 2023 and near Amberley's beautiful village centre. It occupies a quiet position adjacent to the millennium field. Designed with environmental performance in mind with significant eco features. A driveway in front leads to a generous car port with an EV charging point. The house has the remainder of a ten year new build insurance warranty and has planning permission for a further extension if required. Vacant possession on completion.

Amberley is a highly desirable quintessential West Sussex village set in the South Downs National Park, which benefits from a local village store, post office and delightful tea rooms, two pubs The Black Horse and The Sportsman as well as Amberley First School. From here the South Downs Way is easily accessible and there are many country walks to be enjoyed in the area as well as other outdoor pursuits. Amberley has the attraction of Amberley Castle, a privately owned hotel and restaurant renowned for its high quality. Finally, Amberley Station, approximately one mile away, is on the London Victoria line. For more extensive shopping, banking and leisure facilities, Storrington lies just four miles away and Chichester is 13 miles away.

Council Tax band: G / Tenure: Freehold

EPC Energy Efficiency Rating: B / EPC Environmental Impact Rating: B













Approximate Area = 1764 sq ft / 163.8 sq m (excludes carport)

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.