



26 Newland Gardens, Amberley - BN18 9FF

Guide Price £770,000

26 Newland Gardens, Amberley

- A beautifully presented home on corner plot on the Newland Garden development which was built in 2023, with remainder of NHBC
- Generous entrance hall with under stairs cupboard, cloakroom and utility room with access to garden
- Living room with French doors to garden
- Large kitchen / dining room with doors to garden terrace, kitchen with range of units, central island with storage and space for fridge / freezer
- Main bedroom with dressing area and en-suite shower room
- Two additional bedrooms and family bathroom
- Garden office with additional storage, decked seating area and landscaped patio terrace
- Air source heat pump and underfloor heating to ground floor, high quality fixtures and fittings throughout
- Electric car charge point, three parking spaces in car port and visitors parking
- Lovely views of the South Downs and within easy reach of Amberley railway station and the local pubs, and village amenities

This beautifully presented three-bedroom detached house is situated on a desirable corner plot within the sought-after Newland Garden development, constructed in 2023 and benefiting from the remainder of the NHBC warranty. The property welcomes you with a generous entrance hall featuring an under stairs cupboard, a cloakroom, and a practical utility room with direct access to the garden. The spacious living room offers a comfortable retreat and is enhanced by French doors that open onto the garden, creating a seamless connection between indoor and outdoor spaces. The large kitchen and dining room is designed for both every-day living and entertaining, with a comprehensive range of units, a central island with storage, space for a large fridge /freezer, and doors leading to the garden terrace. Upstairs, the main bedroom boasts a dedicated dressing area and a contemporary en-suite shower room, while two further bedrooms are served by a modern family bathroom. High quality fixtures and fittings are evident throughout, and the property benefits from an air source heat pump and underfloor heating to the ground floor, ensuring year-round comfort. Additional features include a garden office with extra storage, a decked seating area, and a landscaped patio terrace. There is an electric car charge point, three allocated parking spaces in the car port, and there is additional visitors parking. The property enjoys lovely views of the South Downs and is within easy reach of Amberley railway station, local pubs, and village amenities.

The outside space has been thoughtfully landscaped to create a private and inviting environment for both relaxation and entertaining. The garden wraps around the property, making full use of the corner plot and offering a variety of seating and dining areas. A decked terrace is perfect for al fresco dining or morning coffee, while the landscaped patio is ideal for summer gatherings. The garden office provides a versatile space for home working or hobbies, with the added benefit of a separate storage area for bikes or gardening equipment. Mature planting and well-maintained lawns contribute to the sense of tranquillity, and there is secure side access to the garden from the front of the house. The car port accommodates three vehicles, and there is additional visitors parking available. With its attractive outlook towards the South Downs and convenient access to local transport links and amenities, the outside space at this property truly complements the high standard of accommodation on offer.

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: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B











Approximate Area = 1462 sq ft / 135.8 sq m (excludes carport)
 Outbuildings = 132 sq ft / 12.2 sq m
 Total = 1594 sq ft / 148 sq m

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.