



Offers Over  
£160,000  
Leasehold

## Union Place, Worthing

- Third Floor Retirement Property
- One Double Bedroom
- Spacious Living/Dining Room
- Kitchen With Fitted Appliances
- 75.1 Sq. Meters/ 808.3 Sq Foot
- Communal Lounge & Restaurant
- Well Kept Communal Gardens
- EPC Rating - B
- NO CHAIN
- Council Tax Band - B

We are delighted to offer to the market this spacious third floor retirement flat, situated in the heart of Worthing Town Centre, close to town centre shops, restaurants, parks, bus routes, the mainline station and the seafront all nearby. The property offers a spacious lounge/diner, a modern kitchen, a large double bedroom and a bathroom. Amelia Court offers security, independence and comfort, staff are on site 24-hours a day and an emergency call system links the apartment to the Estate Duty Manager. There are three lifts, a library, laundry room and residents lounge with direct access onto the landscaped grounds.

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## Accommodation

### Communal Hallway

Access via entry phone and automatic doors. Lift or stairs to third floor. Private front door with spy hole

### Entrance Hallway

Wall mounted electric radiator. Wall mounted thermostat. Emergency pull cord. Loft hatch. Built in cupboard housing electric boiler. Further storage space.

### Living/Dining Room 18'11" x 17'6" (5.77m x 5.35m)

Double glazed window. Feature electric fireplace with wooden surround and stone hearth. Spotlights.

### Kitchen 9'6" x 7'7" (2.90 x 2.33)

Range of oak style wall and base units. Stone effect worktops incorporating a stainless steel sink and drainer. Integrated oven. Electric hob with extractor fan over. Washing machine and fridge/freezer. Double glazed window. Downlight.

### Bedroom 18'0" x 9'6" (5.49 x 2.90)

Double glazed window to rear. Electric radiator. Spotlights. Space for wardrobe and desk.

### Bathroom 12'0" x 11'1" (3.68 x 3.39)

Wood panel enclosed bath with hand rail. Low level flush WC. Walk in corner shower. Large vanity unit incorporating a wash hand basin with cupboards and mirrors above. Tiled walls.

### Visitor Parking

Off-road parking space for guests.

### Tenure

Leasehold with approximately 110 years remaining on the lease.

Annual Ground Rent - £435

Annual Maintenance Charge - £8,712.06



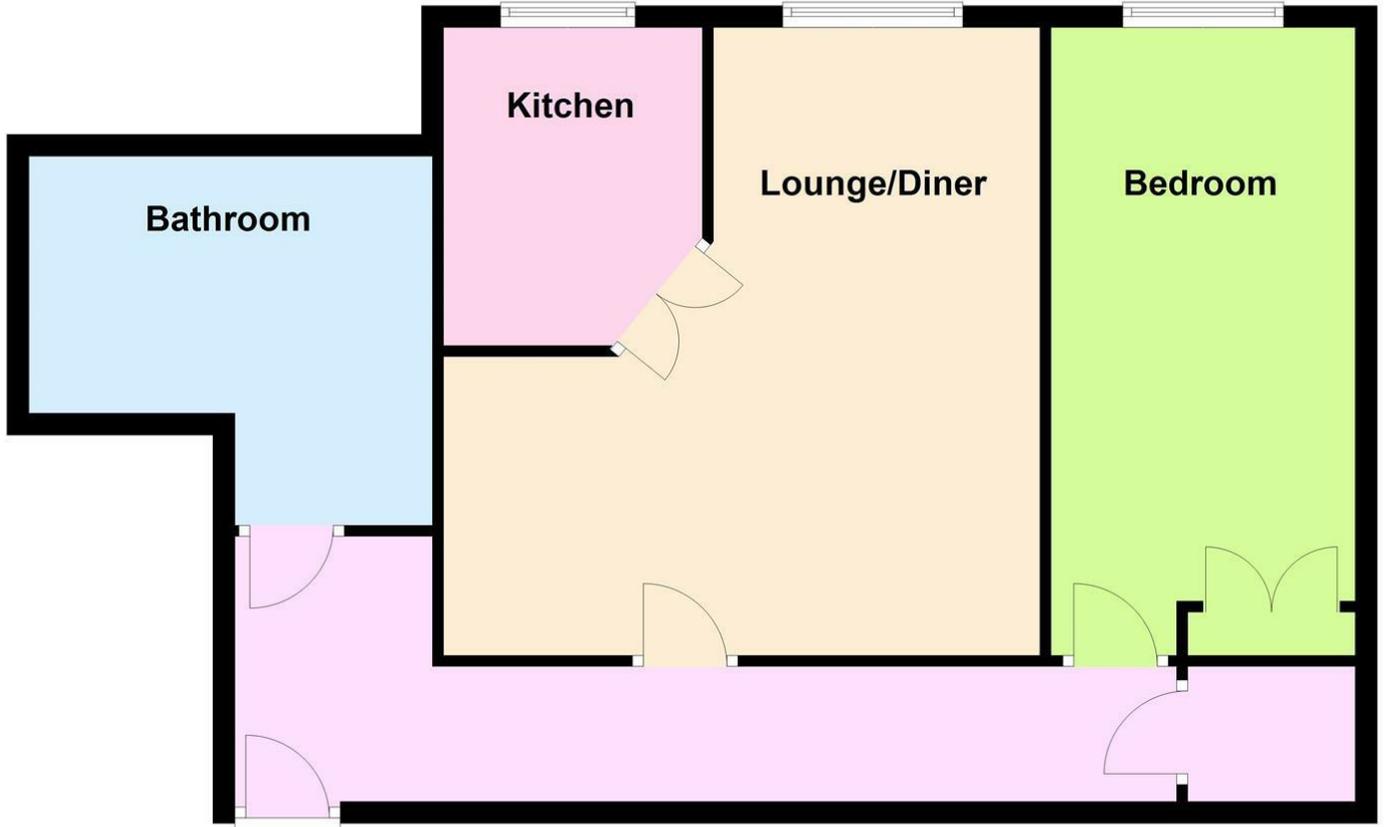
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## Floor Plan

Approx. 75.1 sq. metres (808.3 sq. feet)



Total area: approx. 75.1 sq. metres (808.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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