



Offers In Excess Of
£120,000
Leasehold

Union Place, Worthing

- Ground Floor Retirement Apartment
- Double Bedroom
- McCarthy & Stone Build
- Double Glazing
- On Site Estate Manager
- Residents Lounge, Laundry Room & Library
- Subsidized Restaurant
- Worthing Town Centre
- EPC Rating - C
- Council Tax Band - B

We are delighted to offer to the market this well-presented one-bedroom ground-floor retirement apartment situated in the heart of Worthing town centre with shops, amenities, restaurants, and transport links all within walking distance. The property offers a kitchen opening into a spacious lounge/diner, a double bedroom, and a bath/wet room. Amelia Court offers security, independence, and comfort with staff on site 24-hours a day plus an emergency call system which links to the estate duty manager. Further benefits include a lift service, a laundry room, and a resident lounge with direct access to the landscaped grounds.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Communal Entrance

Lift service and stairs to all floors. Front door to:

Hallway

Cupboard with boiler/water system. Modern electric heater. Security entry system. Wall mounted thermostat.

Lounge

Double glazed doors to patio area and communal gardens. Modern electric heater. Double doors leading to:

Kitchen

Wall, drawer and base units. Four ring electric hob with overhead extractor. Integrated oven. Space for fridge/freezer. Tiled splashback.

Bedroom

Double glazed window. Modern electric heater. Double wardrobe with shelving and hanging rails.

Bathroom

Tenure

Leasehold with approximately TBC years remaining on the lease.

Annual Maintenance Charge - TBC

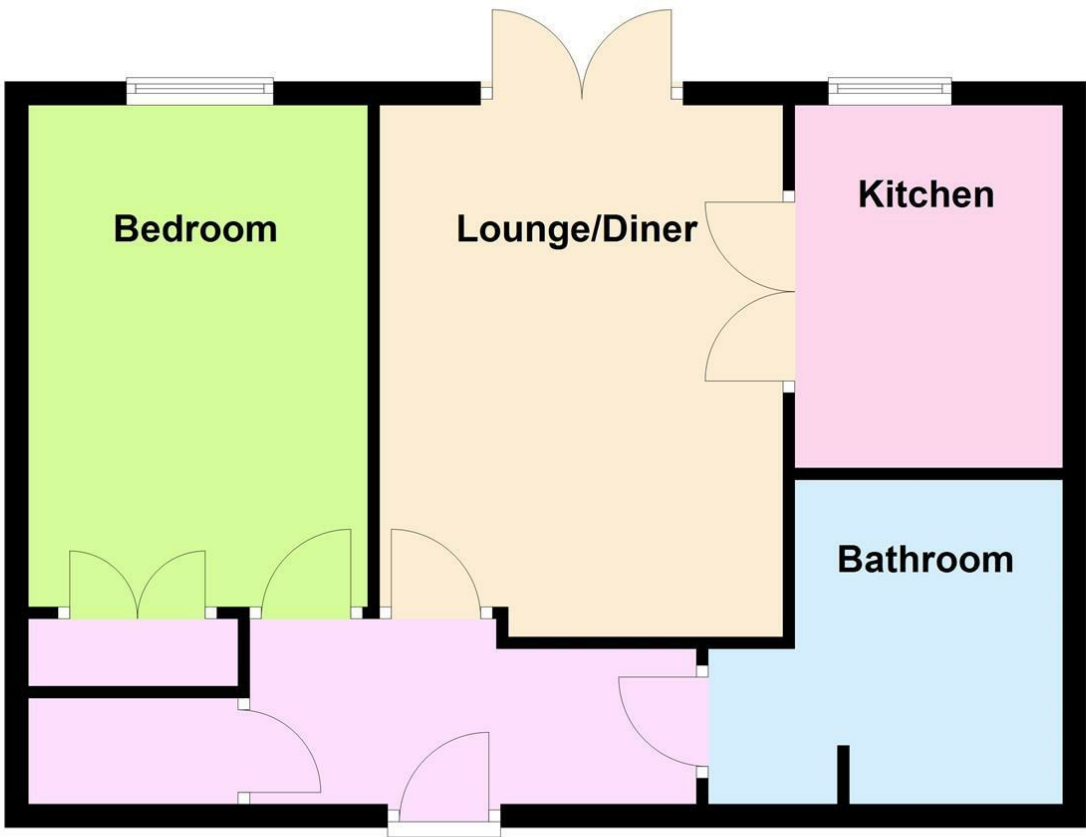
Annual Ground Rent - TBC



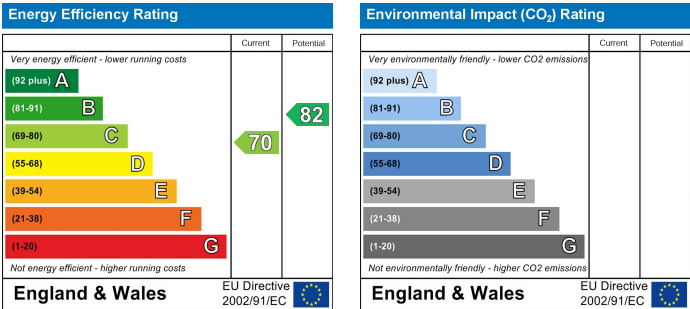
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
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Floor Plan

Approx. 52.5 sq. metres (564.9 sq. feet)



Total area: approx. 52.5 sq. metres (564.9 sq. feet)



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.