Robert Luff & Co

Union Place, Worthing

Leasehold - Asking Price £100,000

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We are delighted to offer this spacious first floor retirement apartment, ideally situated in the heart of Worthing Town Centre. Enjoying a desirable southerly aspect, the property benefits from a generous lounge, a modern fitted kitchen, large double bedroom and bathroom. Amelia Court provides an excellent range of facilities, including 24 hour on site staff, a restaurant, residents' lounge and landscaped communal gardens, and the property is offered for sale with no onward chain.

Key Features

- One Bedroom First Floor Retirement Apartment
- Spacious Lounge & Dining Area
- Modern Fitted Kitchen with Integrated Appliances
- Large Double Bedroom with Fitted Wardrobe
- 24 Hour On Site Staff & Emergency Call System
- Residents' Lounge, Library & Table Service Restaurant
- Landscaped Communal Gardens & Three Lifts
- Daily Wellbeing Call & Weekly Domestic Cleaning
- No Onward Chain
- Council Tax Band B | EPC Rating B

Access to the first floor is provided via stairs or a choice of three lifts, with the apartment opening into a spacious entrance hall featuring a large walk-in storage cupboard.

The particularly generous double-aspect lounge enjoys plenty of natural light, with ample room for both sitting and dining areas, together with an attractive fireplace surround providing a focal point to the room.

A door leads into the kitchen, which is fitted with a range of wood-fronted units and work surfaces, together with an integrated electric hob, extractor and waist-height Electrolux oven.

The well-proportioned double bedroom benefits from a fitted wardrobe. The bathroom is arranged with both a panel-enclosed bath and separate wet room-style shower area, along with a wash basin set within a vanity unit and WC.

Designed to provide residents with a combination of independence, comfort and reassurance, Amelia Court has staff on site 24 hours a day, supported by an emergency call system linked directly to the Estate Duty Manager. Residents also benefit from a daily wellbeing call.

The development offers an impressive selection of communal facilities, including a residents' lounge with direct access to the attractive landscaped grounds, a library, laundry room and table-service restaurant. There is also a dedicated storage room for wheelchairs and mobility scooters, while residents receive one hour of domestic cleaning each week.

The central location places an excellent range of shops, restaurants, parks and bus services within easy reach, together with Worthing mainline railway station and the seafront.

Tenure
Leasehold with 107 years remaining.
Service Charge: £8,902 per annum.
Ground Rent: £435 per annum.











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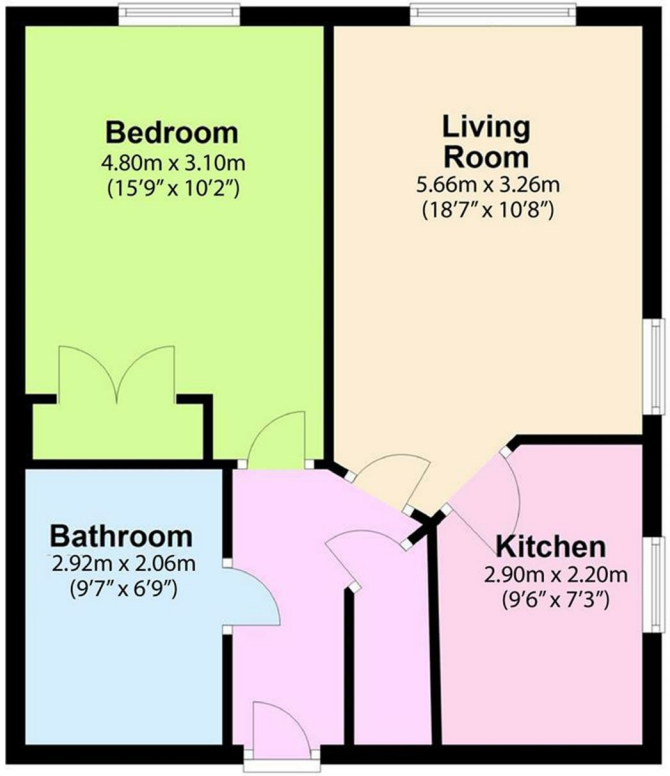
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Floor Plan Union Place

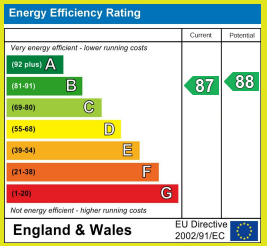
Floor Plan

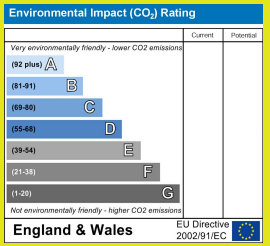
Approx. 48.2 sq. metres (518.9 sq. feet)



Total area: approx. 48.2 sq. metres (518.9 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.

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