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## Description

We are delighted to offer to the market this second 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 southerly aspect lounge, 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. The complex also benefits from a table service restaurant, daily well-being call for all residents, additional store room for wheelchairs and mobility scooters and a domestic cleaner for 1 hour per week.

## Key Features

- Second Floor Retirement Flat
- Kitchen with Fitted Appliances
- Communal Gardens
- Council Tax Band B
- Lounge with Southerly Aspect Juliet Balcony
- Communal Lounge & Restaurant
- Double Glazing
- No Chain



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

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Stairs and lift to second floor. Front door to:

**Spacious Hallway**

With wall mounted electric heater, large walk-in cloak cupboard with shelf, hot water tank and wall mounted consumer units. Door to:

**Southerly Aspect Lounge**  
7.02 x 3.45 (23'0" x 11'3" )

With double glazed side windows, double glazed opening french doors to Juliet balcony, two wall mounted heaters, wooden fire surround with marble effect hearth, emergency pull cord, space for dining table, tv point and double opening door into:

**Kitchen**  
3.17 x 2.07 (10'4" x 6'9" )

With a range of wood fronted base and wall units, drawers, roll top working surfaces incorporating a stainless steel sink with mixer tap, fitted electric four

ring hob with extractor fan over, fitted waist height Electrolux electric oven, tiled splashbacks, double glazed window to rear and emergency pull cord.

**Bedroom**  
4.57 (max) x 3.08 (14'11" (max) x 10'1" )

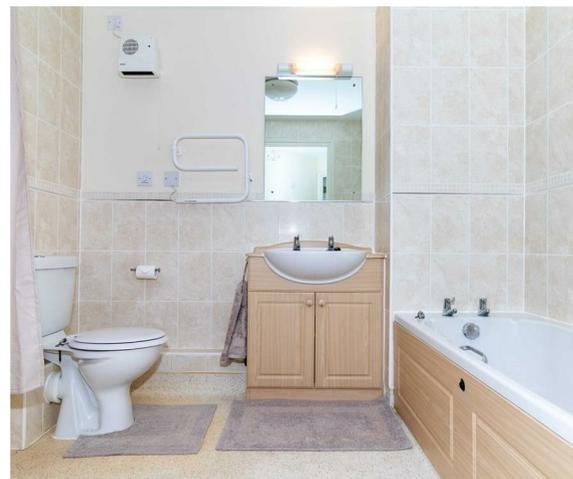
With tv point, emergency pull cord, double glazed window with a southerly aspect, wall mounted electric heater and wardrobe with hanging space and a shelf.

**Bathroom**

Wood panel enclosed bath with handles, basin set in vanity unit, low flush WC, wet room area with fitted shower and curtain, tiled wall, electric towel heater, mirror and light.

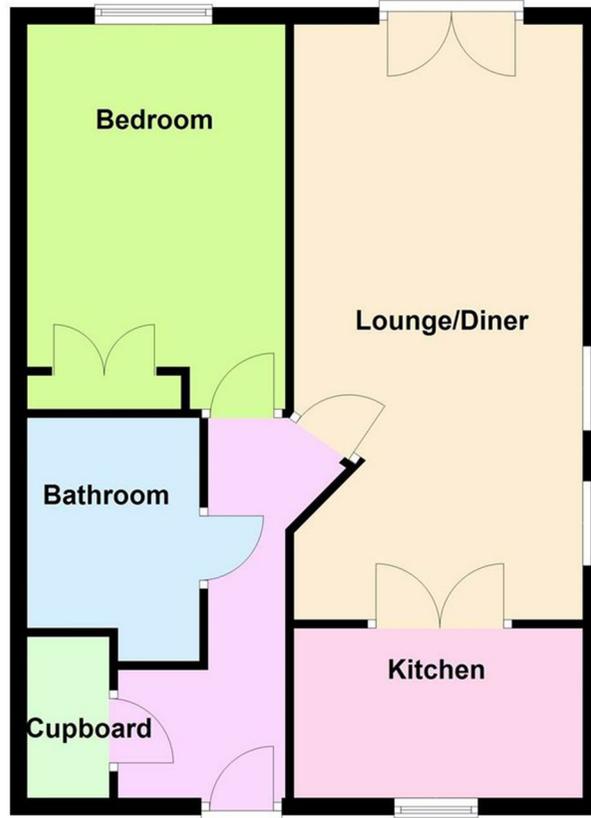
**Tenure**

Leasehold  
110 years remaining.  
Service Charge: £701 per month  
Ground Rent: £435 per annum  
Maintenance: ad hoc



# Floor Plan Union Place

**Floor Plan**  
Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 60.2 sq. metres (647.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(39-48) <b>D</b>		
(39-54) <b>E</b>			(29-38) <b>E</b>		
(21-38) <b>F</b>			(11-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>81</b>		<b>86</b>			
England & Wales	EU Directive 2002/91/EC		England & Wales	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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Robert  
Luff & Co