



## Union Place, Worthing



Offers In Excess Of  
£135,000  
Leasehold

- 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.

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**Robert  
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## Accommodation

### Communal Entrance

Lift service and stairs to all floors.

### Front Door

Opening into:

### Entrance Hallway

Emergency pull cord. Heater thermostat. Electric heater. Firing cupboard with slatted shelf. Further storage space. Water heater. Electric fuse board. Door through to:

### Lounge/Diner 15'3" max x 11'6" (4.65 max x 3.51)

Wall mounted electric heater. TV/media points. Telephone point. Double glazed double opening doors to attractive communal gardens. Door to:

### Kitchen 9'9" x 6'7" (2.98 x 2.01)

Light wood fronted base and wall units. Roll top work surface incorporating stainless steel sink with mixer tap. Four ring electric hob with extractor fan over. Fitted electric oven. Integrated fridge/freezer. Tiled splash back. Double glazed window.

### Bedroom 14'2" x 9'5" (4.32 x 2.88)

A range of shelving and drawers with dressing table area. Fitted wardrobe with bedside tables. Double glazed window with view of rear garden. Cupboard with hanging and shelf.

### Bathroom

Wood panel enclosed bath with handles. Low flush WC. Wet room shower area with fitted shower and wet room floor. Wall mounted heater. Tiled walls. Basin set in vanity unit. Further storage cupboards with mirror. Shaver point.

### Tenure

Leasehold. Maintenance £8712 per annum and includes staff on site 24-hours a day and an emergency call system links the apartment to the Estate Manager.



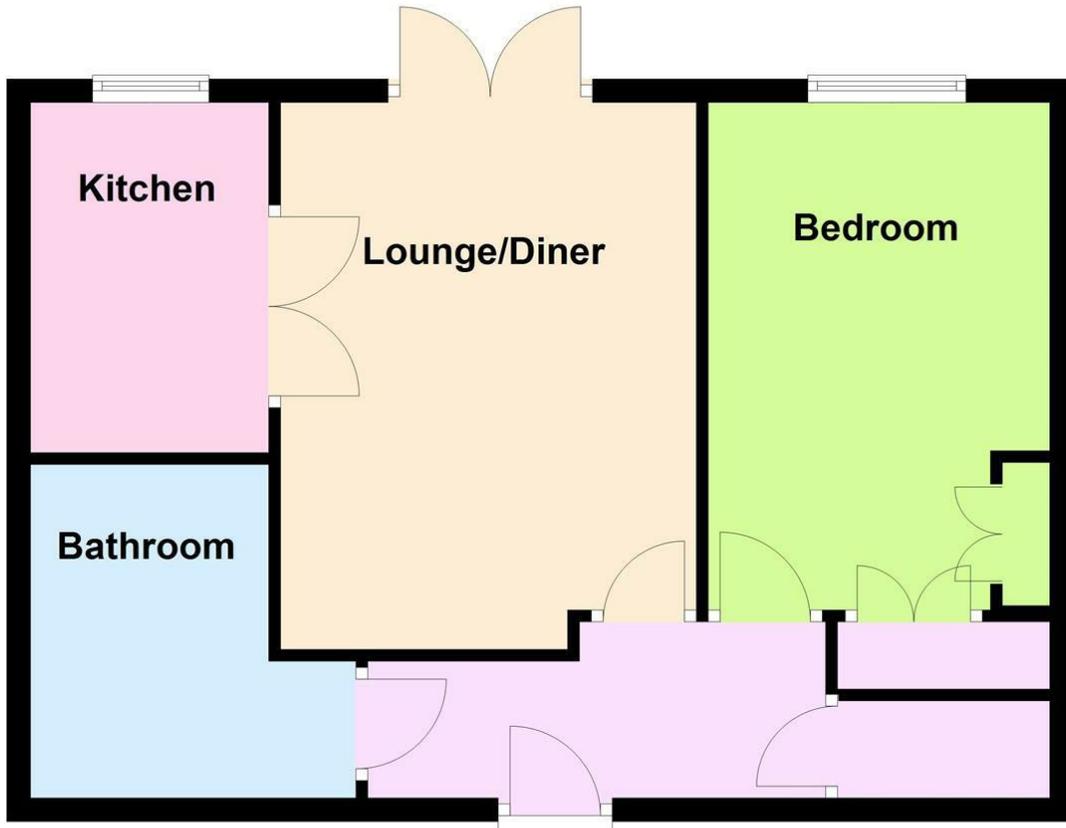
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## Floor Plan

Approx. 50.9 sq. metres (547.5 sq. feet)



Total area: approx. 50.9 sq. metres (547.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	85
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.