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## Description

We are delighted to offer to the market this well presented, first floor apartment with two bedrooms, situated in the Amelia Court Development for independent living, in the centre of Worthing within a short walk to the seafront, Connaught Theatre and cinema, Waitrose and main shopping area. The property is in an ideal position, on the first floor away from foot traffic and has been recently redecorated and cleaned throughout.

The property has recently had new flooring installed throughout. Internally it offers a kitchen opening into a spacious lounge/diner, two double bedrooms, and a bathroom. 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.



## Key Features

- First Floor Apartment
- Spacious Lounge/Diner
- 24 Hour Emergency Call System
- Communal Lounge Area
- Chain Free
- Two Double Bedrooms
- New Carpets/Recently Renovated
- Lift To All Floors
- Close to Seafront & Town Centre
- Council Tax Band - C



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

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Stairs and lift leading to first floor apartment:

### Hallway

Wall mounted electric heater, emergency call unit, airing cupboard housing a hot water tank, wall mounted electrical consumer unit, slatted shelving and courtesy light.

### Lounge/Diner

**4.90m x 4.14m (16'1 x 13'7)**

Spacious lounge diner, two wall mounted electric heaters, feature wooden fire surround with marble effect insert, media point, TV point, feature full width double glazed window with view over walled gardens, telephone point, downlighters, double opening doors leading to the kitchen.

### Kitchen

**2.18m x 2.84m (7'2 x 9'4)**

Fitted kitchen, range of light fronted base and wall units, rolltop working surfaces incorporating a stainless steel sink with mixer tap, four ring electric hob with extractor fan over, space for undercounter fridge, waste height "Electrolux" oven and tiled splashbacks.

### Bedroom One

**3.07m x 3.81m (10'1 x 12'6)**

Double glazed window with

views over the rear gardens, electric wall mounted heater and a wardrobe with hanging and shelving.

### Bedroom Two

**3.23m x 3.23m (10'7 x 10'7)**

Emergency pull cord, double glazed window with views over the rear gardens, electric wall mounted heater and freestanding bookshelves,

### Bathroom

Panel enclosed bath with handles, basin set in a vanity unit, low flush wc, walk in shower room/wet room area, fitted shower, wall mounted heater, mirror, shaving point and part tiled walls.

### Tenure

Lease - 109 Years Remaining  
Ground Rent - £255.60 Every 6 Months  
Service Charge - £997.56 Monthly

### Further Benefits Include

Dining room which provides daily three course lunches for those who do not wish to cook for residents and their guests | Communal lounge with kitchen facilities for residents to chat over a coffee | Laundry room | Events are arranged by both staff and residents on a regular basis | Guest suite for family and friends to visit | No parking on site but an NCP car park is across the road.

**Service Charge Includes**

One hour's domestic help per apartment a week | Water rates for apartment as well as communal areas | Communal areas - electricity, heating, lighting and lifts | 24 hour emergency call system | Maintenance and upkeep of gardens | Repairs and maintenance to the interior and exterior communal areas | Contingency fund including internal and external redecoration of communal areas | Buildings insurance.





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