



Offers Over
£120,000

Reasonable Offers Considered

Union Place, Worthing

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

We are delighted to offer to the market this well presented one bedroom second floor retirement apartment situated in the heart of Worthing town centre with shops, amenities, restaurants and transport links all within walking distance. The property has been newly decorated and offers a kitchen, spacious lounge/diner, one 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, laundry room and a residents lounge with direct access onto the landscaped grounds.

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Accommodation

Communal Entrance

Lift service and stairs up to second floor.

Front Door

Opening into:

Entrance Hallway

Emergency pull cord. Heater thermostat. Door to:

Lounge/Dining Room 16'5" x 10'8" (5.01 x 3.27)

Double glazed window. Wall mounted electric heater. Fire surround with electric heater. TV point. Down lights. Glazed door to:

Kitchen 9'7" x 5'2" (2.94 x 1.58)

A range of light wood fronted base and wall units. Work surface incorporating a stainless steel sink with mixer tap. Four ring electric hob with extractor fan over. Integrated fridge and separate freezer. Electric oven. Tiled splash back. Emergency pull cord.

Bedroom 13'7" x 10'3" (4.15 x 3.14)

Double glazed window. Electric wall mounted heater. Down lights. Emergency pull cord. Power points to both sides of the bed. Wardrobe with hanging rail and shelf.

Bathroom

Panel enclosed bath with handles. Basin set in a vanity unit. Low flush WC. Wet room area with fitted shower. Tiled splash back walls. Wall mounted heater. Mirror. Light with shaver point. Tiled walls.

Tenure

Leasehold. 110 years remaining on the lease. 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.

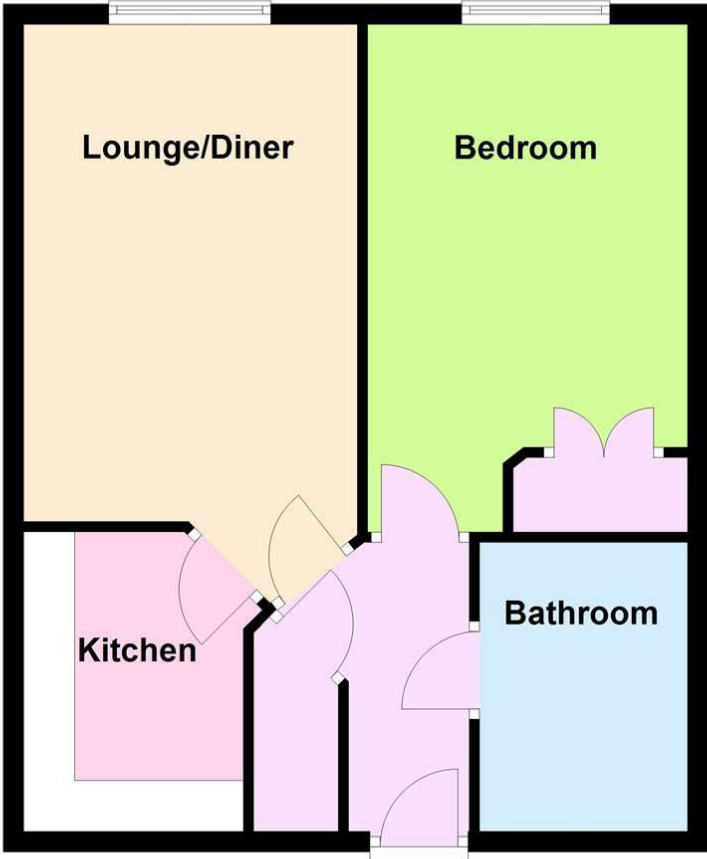


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Floor Plan
Approx. 51.5 sq. metres (554.8 sq. feet)



Total area: approx. 51.5 sq. metres (554.8 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.