



Offers In Excess Of  
**£170,000**  
Leasehold

## Union Place, Worthing

- First Floor Retirement Flat
- Worthing Town Centre Location
- Two Double Bedrooms
- Close To Transport Links
- On Site Manager
- EPC Rating - C
- Communal Laundry Room
- Council tax Band - C

We are delighted to offer to the market this well presented two bedroom first floor retirement flat in the heart of Worthing town centre within walking distance to shops, restaurants and transport links. The property offers a lounge/diner, modern kitchen, two double bedrooms 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.

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**Robert  
Luff & Co**  
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## Accommodation

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### Communal Entrance

Access via entry phone and automatic doors. Lift or stairs to first floor. Private front door with spy hole

### Entrance Hallway

Wall mounted electric radiator. Wall mounted thermostat. Emergency pull cord. Loft hatch. Built in cupboard housing water tank and electrics. Further storage space.

### Lounge/ Dining Room 15'4" x 13'2" (4.68 x 4.03)

Double glazed window to front aspect. Electric radiator. TV point. Telephone point. Fitted fire place with stone effect surround. Emergency pull cord. Panel glazed door opening to

### Kitchen 10'0" x 7'0" (3.06 x 2.15)

Double glazed window to front aspect. Single stainless steel sink unit inset to roll top work surface with mixer taps and drainer. Matching range of wall and base units. Built in oven. Four ring hob with extractor fan above. Integrated fridge and separate freezer. Part tiled walls.

### Bedroom One 15'4" x 13'6" (4.68 x 4.13)

Double glazed window to front. Wall mounted radiator. TV point. Built in wardrobes with hanging space and shelves. Skimmed ceilings. Spot lights. Emergency pull cord.

### Bedroom Two 15'4" x 9'8" (4.68 x 2.97)

Double glazed window to front aspect. Wall mounted radiator. TV point. Built in wardrobes with hanging space and shelves. Skimmed ceilings. Spot lights. Emergency pull cord.

### Bathroom 9'2" x 7'0" (2.80 x 2.15)

Panel enclosed bath with mixer taps. Low level flush WC. Bidet. Walk in wet room area with mains shower and chrome attachment. Wash hand basin inset to vanity unit with mixer tap. Heated chrome towel rail. Part tiled walls.

### Visitor Parking

Off-road parking space for guests.

### Tenure

Years Remaining On Lease - 110 Years

Annual Service Charge - £11,128.79

Annual Ground Rent - £510



## Floor Plan

Approx. 80.9 sq. metres (871.2 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 sq. feet)

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