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TBC





## Description

We are delighted to offer this spacious one-bedroom ground-floor retirement apartment located in the heart of Worthing town centre. Situated within the highly regarded Amelia Court development, the property provides security, independence, and comfort, with 24-hour on-site staff and an emergency call system linking directly to the Estate Manager or a central switchboard at all times. Residents benefit from a range of facilities including a restaurant serving a daily three-course lunch, a resident's lounge with direct garden access, landscaped communal grounds, a library, laundry room, guest suite, battery scooter store, and parking by arrangement.

The apartment itself features a generous lounge opening to the communal garden, a fitted kitchen, a spacious bedroom with access to a private patio area, and a well-equipped bathroom with walk-in shower and vanity storage.

## Key Features

- Spacious ground-floor one-bedroom retirement apartment in central Worthing
- Large lounge with electric fireplace and direct access to the communal garden
- Modern fitted kitchen with integrated fridge/freezer and oven
- Generous bedroom with wardrobe storage and door leading to a private patio area
- Bathroom with bath, vanity unit, WC, and separate walk-in wet-area shower
- 24-hour on-site staff, emergency pull cords, and comprehensive call system
- Excellent communal facilities including restaurant, lounge, library, laundry and landscaped gardens
- Car parking, guest suite for visitors, and scooter store with charging points
- Council Tax Band B | EPC Rating TBC
- No Forward Chain



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### **Communal Entrance Hall**

Front door leading into:

### **Hallway**

Cupboard housing boiler and electric meters, emergency pull cord, door into:

### **Lounge**

**7.52m max x 3.25m (24'8 max x 10'8 )**

Two electric heaters, stone effect fireplace with electric fire, TV point, double glazed window and door to communal garden and access path, double door opening into:

### **Kitchen**

**2.92m max x 2.31m (9'7 max x 7'7 )**

A range of light wood fronted wall and base units, worktops incorporating stainless steel sink unit with mixer taps, waist height electric oven, electric hob, extractor fan over, double glazed window to front, tiled splash back, integrated fridge freezer.

### **Bedroom One**

**5.44m max x 3.00m max (17'10 max x 9'10 max)**

Telephone point, emergency pull cord, electric heater, wardrobe with hanging space and shelving, double glazed window and door to patio area.

### **Bathroom**

Wood panel enclosed bath with handles, wash hand basin set into vanity unit, low level flush W.C, tiled walls, walk in shower wet area, extractor fan, shaver point and light.

### **Tenure**

Leasehold with 108 years remaining.

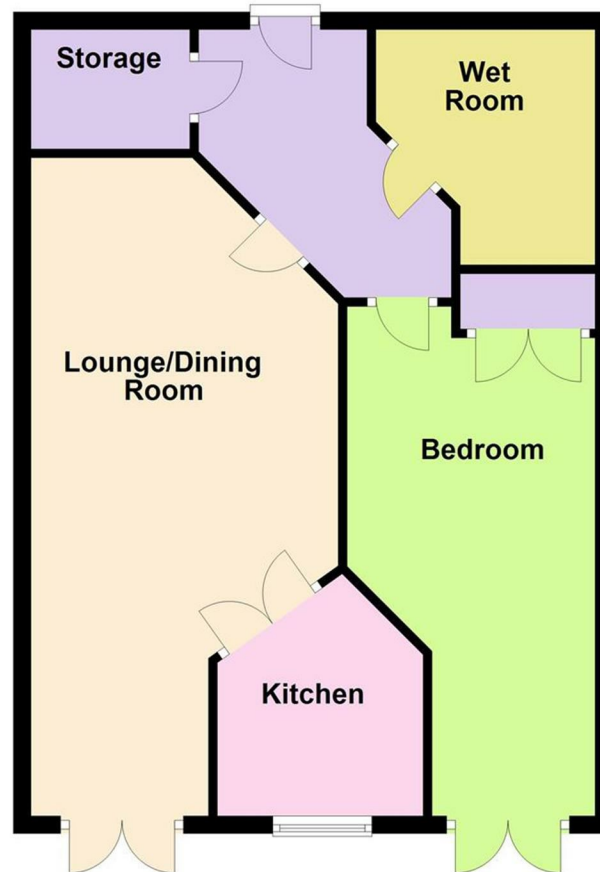
Service charge: £800 (approximately) per annum.





## Floor Plan Amelia Court

Floor Plan



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>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(1-20) <b>F</b>		
(1-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
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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