Robert Luff & Co

Union Place, Worthing

Leasehold - Asking Price £120,000

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We are pleased to offer this beautifully presented one bedroom ground floor retirement apartment, ideally situated within the popular Amelia Court development in the heart of Worthing town centre. Recently redecorated and re-carpeted throughout, the property offers comfortable and well-appointed accommodation with attractive views over the communal gardens. Amelia Court provides an excellent range of facilities, including 24 hour on-site staff, a restaurant, residents' lounge and landscaped communal gardens. The property is offered for sale with no onward chain.

Key Features

- Beautifully Presented One Bedroom Ground Floor Retirement Apartment
- Popular Amelia Court Development
- Central Worthing Location Close To Shops And Seafront
- Recently Redecorated And Re-Carpeted Throughout
- Spacious Lounge With Attractive Communal Garden Views
- Double Bedroom With Fitted Wardrobe And Garden Views
- Modern Fitted Kitchen And Spacious Bathroom With Separate Shower
- Excellent Residents' Facilities Including Restaurant, Lounge And 24 Hour On-Site Staff
- Landscaped Communal Gardens And No Onward Chain
- Council Tax Band B | EPC Rating B

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard housing the hot water tank and immersion heater. The attractive lounge enjoys pleasant views over the communal gardens and benefits from an electric heater, creating a comfortable space for relaxing. This flat has undergone various renovations internally such as new carpets throughout, new flooring in the kitchen and bathroom, new kitchen appliances and also undergone recent redecoration, meaning this flat is ready to move into.

The modern fitted kitchen offers a range of base units, a waist-level Blomberg electric oven and an electric hob, providing practical and accessible cooking facilities. The spacious double bedroom also overlooks the gardens and features a fitted wardrobe, offering convenient storage.

The generously proportioned bathroom comprises a panel-enclosed bath, a separate walk-in wet-room-style shower area, wash basin and mirror with integrated shaving light. Further benefits include double glazing throughout and emergency pull cords for added peace of mind.

Residents of Amelia Court can enjoy a range of excellent communal facilities, including a restaurant, comfortable residents' lounge and beautifully maintained gardens, together with the reassurance of 24 hour on-site staff. Conveniently positioned within easy reach of Worthing's shops, restaurants, seafront and transport links, this delightful apartment offers an excellent opportunity for comfortable and convenient retirement living.

Tenure
Leasehold with 108 years remaining.
Ground Rent: £217.50 every six months.
Service Charge: £9,561 per annum.











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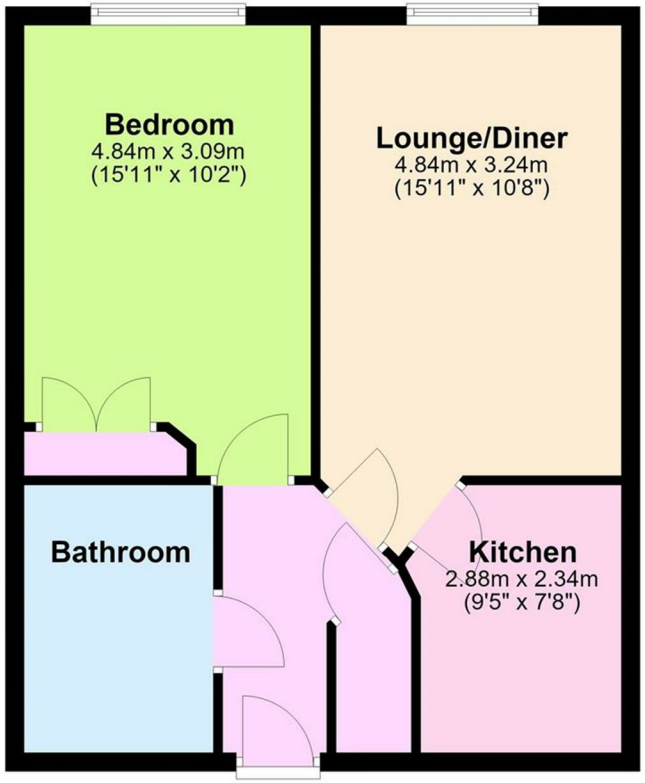
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Floor Plan Union Place

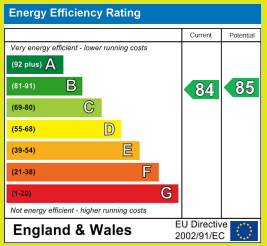
Floor Plan

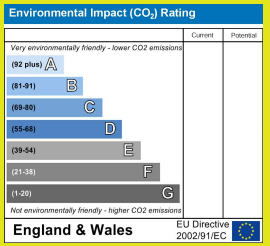
Approx. 50.3 sq. metres (541.3 sq. feet)



Total area: approx. 50.3 sq. metres (541.3 sq. feet)







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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