JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: info@jamesandjamesea.co.uk
119 George V Avenue | Worthing | West Sussex | BN11 5SA
50B Ferring Street | Ferring | West Sussex | BN12 5JP
BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Amelia Court Union Place

, Worthing, BN11 1AH

Asking price £70,000

Leasehold Council Tax Band B

1 1 1 B

This chain-free and newly redecorated one-bedroom flat is situated within the prestigious Amelia Court retirement development, ideally located in the heart of Worthing town centre. With the seafront just a short distance away and excellent transport links nearby, this property offers both convenience and comfort.

The flat is well presented with modern carpets and a spacious lounge that features a Juliet balcony, allowing for plenty of natural light. The contemporary kitchen is well-equipped, offering ample worktop and cabinet space. The double bedroom includes built-in wardrobes, providing excellent storage, while the adjacent wet-room-style bathroom benefits from a shower area, separate bath, WC, and sink.

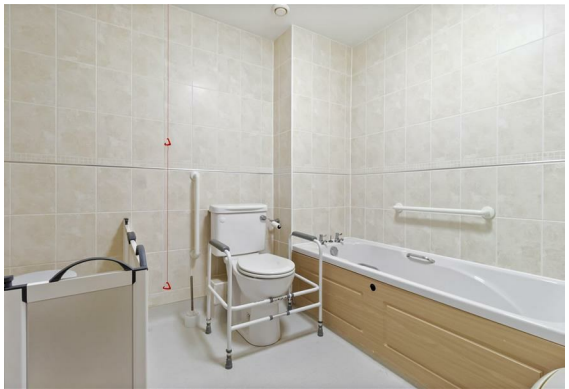
Amelia Court is renowned for its superb location and stunning communal gardens, as well as the reassurance of 24-hour on-site staff assistance. Additional facilities include a subsidised restaurant, a laundry room, and guest accommodation for visiting family or friends.

This property is offered for sale with no onward chain.

Location
Situated in the heart of Worthing town centre, Amelia Court is within ¼ of a mile of the seafront and promenade. A range of shopping facilities, Worthing's mainline railway station, the library, and Worthing Hospital are all within easy reach. Frequent bus services operate along Chapel Road and South Street, further enhancing accessibility.

The development benefits from beautifully maintained communal gardens. Other facilities include a full security system and CCTV, staff on site 24 hours a day, waitress service in the dining room which is positioned conveniently close to the apartment, guest suite for the use of family and friends, residents lounge and a function room and one hours domestic assistance per week. There is also a communal laundry room & a battery scooter store.

- £8578.13 - yearly service charge
- £435 - yearly ground rent
- The lease is 125 years from June 2009



Communal Entrance

Passenger lift to first floor

Entrance Hall
12'11 x 6'5 (3.94m x 1.96m)

Lounge with Juliet Balcony
14'9 x 12'6 (4.50m x 3.81m)

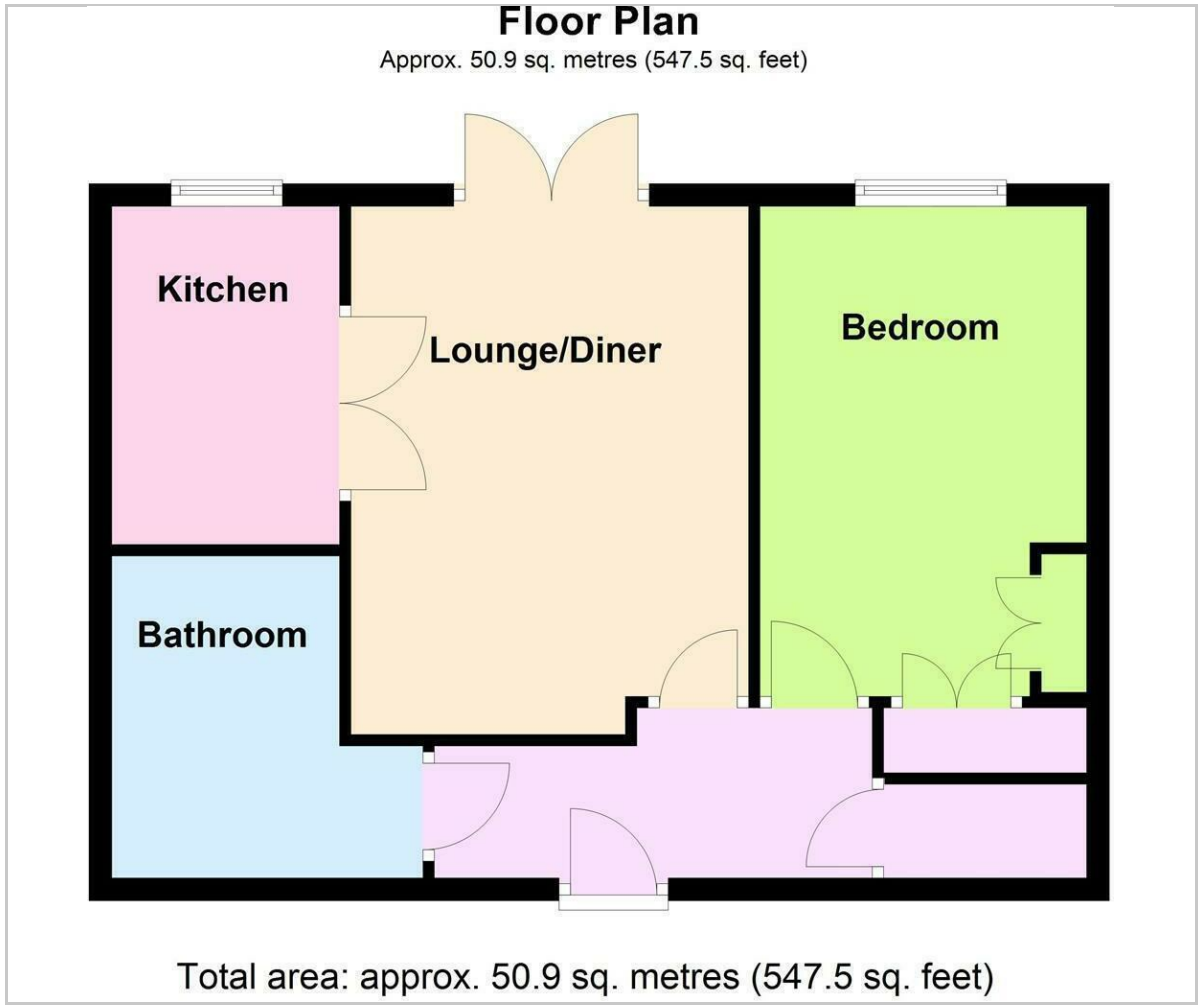
Modern Fitted Kitchen
7'6 x 10'1 (2.29m x 3.07m)

Double bedroom with fitted wardrobes
14'9 x 10'2 (4.50m x 3.10m)

Wet room with shower and bath
9'7 x 9'5 (2.92m x 2.87m)

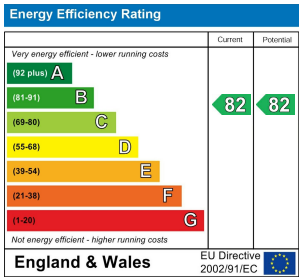
Range of communal facilities

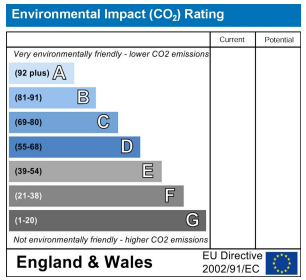
Floor Plan



Area Map

Energy Efficiency Graph





Viewing

Please contact our Worthing Office on 01903 958770
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

TDS Tenancy Deposit Scheme member
The Property Ombudsman
naea propertymark PROTECTED