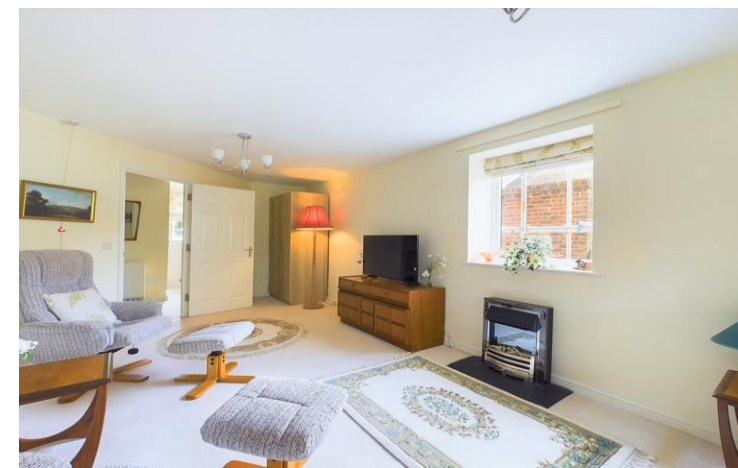




Flat 25 Amelia Court | Worthing | BN11 1AH
Asking Price Of **£160,000**



This extremely well presented and spacious one bedroom retirement apartment is located in Worthing town centre, close to local shops and amenities, with transport links nearby. Amelia Court offers a wide range of communal services, from a residents lounge, multiple laundry rooms, guest suite for family and friends to stay, scooter store and well kept mature communal grounds.



Key features:

- First Floor Retirement Flat
- One Double Bedroom
- Triple Aspect
- Spacious Fitted Kitchen
- Bathroom With Walk In Shower
- Central Location
- Residents Lounge & Restaurant
- Communal Gardens
- 24 Hour Warden Assistance
- No Ongoing Chain

 1 Bedroom

 1 Bathroom

 1 Living Room

INTERNAL The private front door opens into a spacious entrance hallway featuring a south facing window, creating a light and airy space upon entry and throughout the apartment. There is access to a storage cupboard from the hall, providing a convenient place to hang coats or even store shoes. The dual aspect living come dining room faces both North and West and has combined measurements of 27'10" x 10'6", providing plenty of space for both lounging and dining. The kitchen has been fitted with array of wall and floor mounted units, with a wealth of worktop space and integrated appliances. The bedroom is located to the rear of the property and measures a substantial 18'0" x 10'0", allowing for a double bed and various bedroom furniture, with space still left over for navigating the room. The bathroom is conveniently located next to the bedroom, making it easily accessible at any point and has been decorated with a neutral décor and fitted with a bath, walk in shower come wet room, toilet and hand wash basin.

EXTERNAL The main entrance is secured by an entry phone system and CCTV, keeping the development well secured but easy to access for residents. There are many facilities on site including: a south facing residents lounge with patio doors opening onto the extremely well-tended landscaped communal gardens, multiple laundry rooms, waitress

service in the dining room, guest suite for the use of family and friends and a scooter store.

SITUATED Within walking distance of the beach, this Retirement Living development is situated in Worthing Town Centre with local shops, cafes and theatres within a minutes walk from your front door.

HALLWAY

STORAGE CUPBOARD

LIVING/DINING ROOM 27' 10" x 10' 6" (8.48m x 3.2m)

KITCHEN 9' 5" x 7' 6" (2.87m x 2.29m)

BEDROOM 18' 0" x 10' 0" (5.49m x 3.05m)

BATHROOM 8' 10" x 8' 1" (2.69m x 2.46m)

TENURE

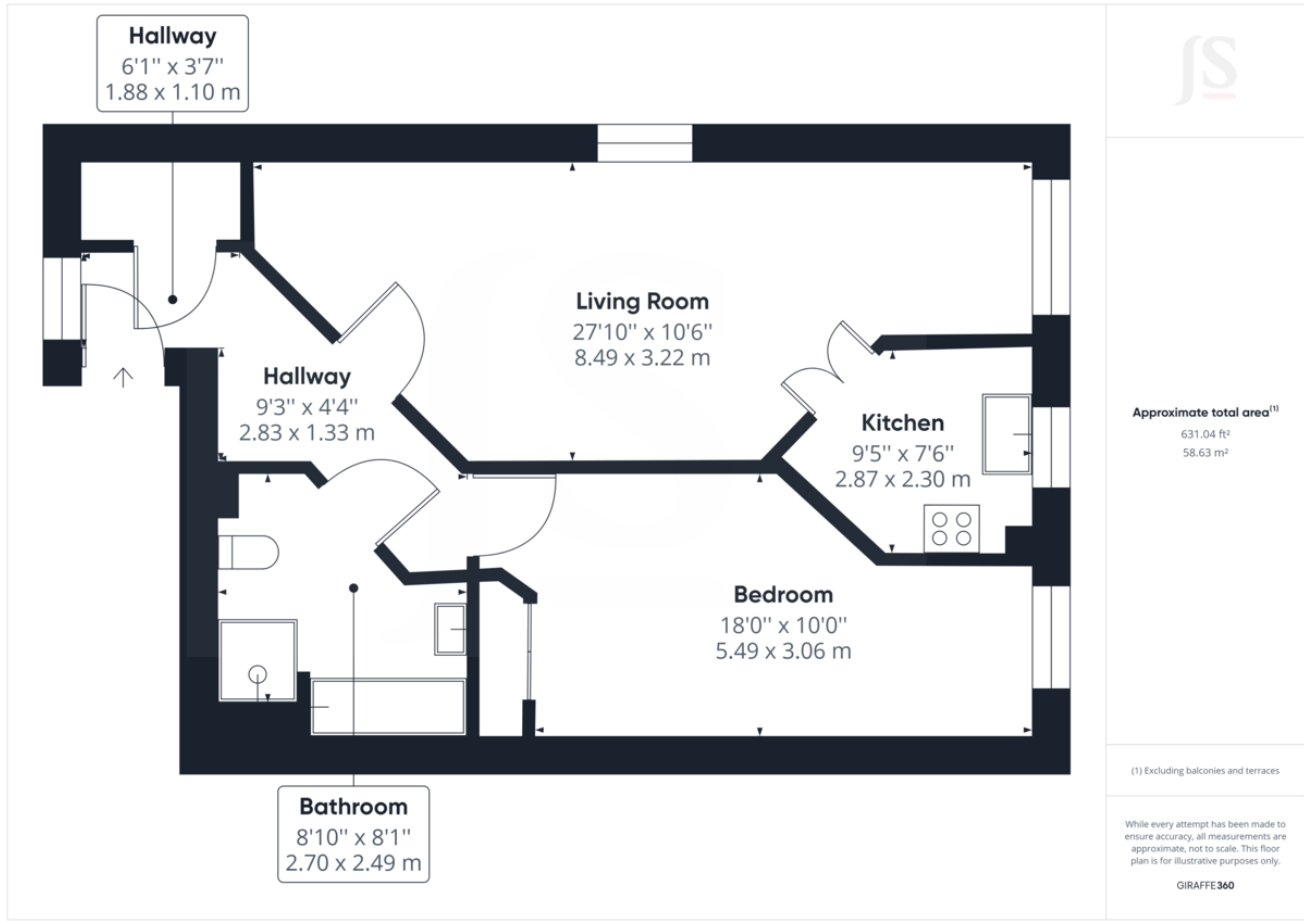
Leasehold

tbc years remaining

Service charge: £tbc per annum

Ground rent: £tbc per annum





EPC TO FOLLOW

Property Details:

- Floor Area: (tbc) – Floor area is quoted from the EPC
- Tenure: Leasehold
- Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.