



Amelia Court | Union Place | Worthing | West Sussex | BN11 1AH

Guide Price £170,000



A bright and spacious one double bedroom retirement flat in a modern development situated in the heart of Worthing town centre. The property is beautifully presented throughout.



Key Features

- Third Floor Retirement Apartment
- One Double Bedroom
- Built In Wardrobe
- Spacious Fitted Kitchen
- Lounge/Diner
- Bathroom with Walk in Shower
- Central Location
- Residents Lounge & Restaurant
- Residents Parking
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

Upon entering the property, you are immediately welcomed by the spacious entrance hall with doors to all rooms and a large cupboard with a recently installed boiler. The lounge/diner faces east with views of the communal gardens, boasting measurements of 24'10" x 10'8", this light and airy room gives great space for both lounging and dining. The kitchen has a wealth of countertop space, integrated appliances, floor and wall mounted units and a window overlooking the communal gardens. The bedroom with built in wardrobes, measures at 18'0" x 10'2" giving the room plenty of space for a double bed and additional furnishings. The bathroom comprises neutral décor and benefits from a bath, walk-in shower, toilet and hand wash basin.

EXTERNAL

Outside are extensive, extremely well-tended landscaped 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.

LOCATION

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.

TENURE: Leasehold

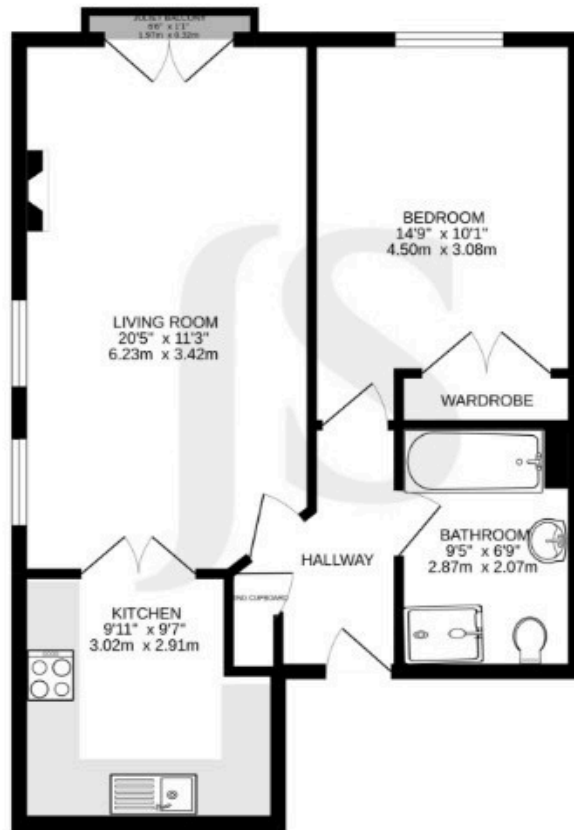
111 years remaining

Service charge: £8126.34 per annum

Ground rent: £434 per annum



FIRST FLOOR

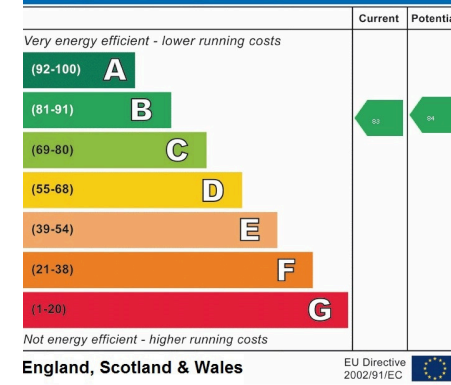


Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, room and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MapInfo 10.0.2022

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.



Energy Efficiency Rating



Property Details:

Floor area *as quoted by EPC: 581 SqFt

Tenure: Leasehold

Council tax band: B