



Amelia Court | Union Place | Worthing | BN11 1AH
Guide Price £185,000



We are delighted to offer for sale this very well presented and spacious second floor retirement apartment, situated in the highly desirable Amelia Court, close to local shops, amenities & bus routes. The property boasts one double bedroom, spacious living/dining room, fitted kitchen and bathroom and sold with no ongoing chain.



Key Features

- Second Floor Retirement Apartment
- One Double Bedroom
- Generously Sized Living/Dining Room
- Spacious Fitted Kitchen
- Large Bathroom With Walk In Shower
- Residents Lounge & Restaurant
- Mature & Well Kept Communal Gardens
- Town Centre Location
- Close To Local Shops, Amenities & Bus Routes
- No Ongoing Chain



1 Bedroom



1 Bathroom



1 Reception Room

INTERNAL

The apartment's private entrance opens into a spacious entrance hall, with plenty of space to hang coats and slip off shoes. The living/dining room measures a substantial 17'6" x 18'11" and can comfortably fit both living and dining room furniture, this room also benefits from a space which can be kept separate for a large family sized dining table. The kitchen has been fitted with an array of oak style wall and floor mounted units, topped with stone effect worktops to create a smart finish, with plenty of room for manoeuvrability and space for a washing machine. The large bedroom has plenty of space for a double bed alongside various other bedroom furniture items, with a built in wardrobe fitted in the corner. This spacious room shares views out onto the beautifully kept communal gardens. The bathroom has been cleverly designed to be used as a wet room and has been fitted with a four piece suite including 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

Situated Within walking distance of the beach, this highly sought after 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

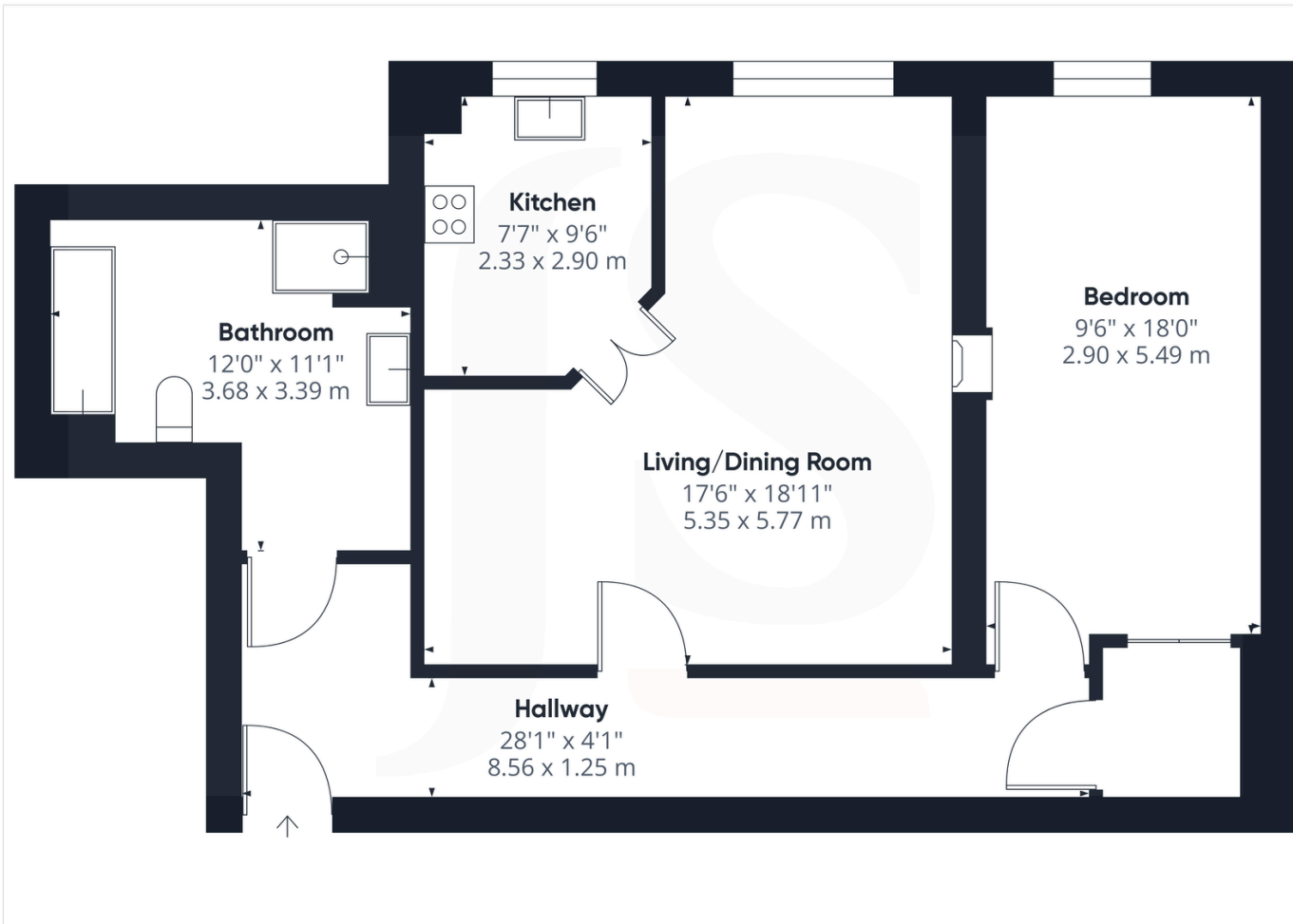
Ground rent £217.50 per 6 months


Maintenance/service charge £8,712.06 per annum

Lease is 110 years remaining

Council Tax Band: B





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Property Details:

Floor area *as quoted by EPC: (tbc) Sqft

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.