



Union Place, Worthing

Offers In Excess Of
£190,000
Leasehold

- Ground Floor Retirement Flat
- Two Double Bedrooms
- On Site Manager
- Restaurant
- Communal Laundry Room
- Worthing Town Centre Location
- Close to Transport Links
- EPC Rating - C
- Council Tax Band - C
- CHAIN FREE

Robert Luff & Co are delighted to offer to the market this well presented two bedroom ground floor retirement flat in the heart of Worthing town centre within walking distance to shops, restaurants and transport links. The property offers a kitchen, lounge/diner, two double bedrooms and a bathroom. Amelia Court offers security, independence and comfort, staff are on site 24-hours a day and an emergency call system links the apartment to the Estate Duty Manager. There are three lifts, a library, laundry room and residents lounge with direct access onto the landscaped grounds.

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Accommodation

Communal Entrance

Front Door

Opening into:

Entrance Hallway

Electric heater. Thermostat, Emergency intercom system. Large cupboard housing fuse board and boiler system.

Kitchen 9'61" x 6'74" (2.74m x 1.83m)

Wall and base units including drawers. Built in electric oven. Four ring electric hob with extractor fan over. Space for fridge/freezer. Part tiled. Double glazed window.

Lounge/Diner 17'57" x 10'50" (5.18m x 3.05m)

Electric heater. Electric fireplace with surround and hearth. Emergency cord. Double doors leading to kitchen. Dual aspect double glazed windows.

Bedroom One 14'54" x 9'86" (4.27m x 2.74m)

Two built in wardrobes with shelving and hanging rail. Electric heater. Emergency cord. Double glazed window.

Bedroom Two 13'35" x 8'72" (3.96m x 2.44m)

Electric heater. Double glazed window.

Bathroom 9'15" x 8'44" (2.74m x 2.44m)

Wet room shower block with wall mounted shower. Bath. WC. Basin set in vanity unit. Hand rails throughout. Part tiled. Mirror with light over. Electric heater. Emergency pull cord.

Tenure

Leasehold with 111 years remaining. Annual service charge of £11,128.79.





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Floor Plan

Approx. 74.2 sq. metres (798.8 sq. feet)



Total area: approx. 74.2 sq. metres (798.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.