



Asking Price  
£140,000  
Leasehold

## Union Place, Worthing

- Third Floor Retirement Apartment
- Double Bedroom
- Southerly Aspect Views
- Spacious Lounge/ Diner
- Worthing Town Centre Location
- Communal Areas
- EPC Rating - C
- Council Tax Band - B

We are delighted to offer to the market this spacious, well-presented double bedroom third-floor retirement flat in the heart of Worthing town centre, within walking distance to shops, restaurants, and transport links. The property offers a lounge/diner, modern kitchen, a double bedroom and a bathroom. Amelia Court offers security, independence and comfort with staff 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, residents lounge with direct access onto the landscaped grounds, and a popular onsite restaurant. CHAIN FREE

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
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## Tenure

Years Remaining On Lease - 110 Years

Annual Service Charge - £8216.34

Annual Ground Rent - £500

## Accommodation

Stairs and lift to third floor. Front door to:

### Spacious Hallway

Dimplex electric heater. Large walk-in airing cupboard and storage room with slatted shelves and a large immersion tank. Tunstall emergency pull cord system. Door to:

### Lounge/ Diner 23'1" x 11'5" (7.04 x 3.48)

Dual aspect double glazed windows with views of the Connaught Theatre and beyond. Dimplex electric wall heater. Down lights. Dimmer switch. Emergency pull cord. Attractive fireplace with stone effect surround and granite mantel. Space for dining room table. Further Dimplex heater. Double opening doors to:

### Kitchen 11'5" x 6'10" (3.48 x 2.10)

Wide range of fitted light wood fronted base and wall units. Stone effect work tops incorporating a stainless steel sink with mixer tap with flexi hose. Electrolux electric oven. Four ring electric hob. Extractor fan. Tiled splashbacks. Large double glazed window with distant Downland views. Integrated fridge and freezer.

### Double Bedroom 14'9" x 10'0" (4.51 x 3.07)

Double glazed window with Southerly aspect. Wall mounted electric heater. Down lights. Large wardrobe with hanging and shelf. Telephone point. Emergency pull cord. Dimmer switch.

### Bathroom 9'7" x 6'9" (2.93 x 2.07)

Wood panel enclosed bath with handles. Basin set in a vanity unit. Low level flush WC. Tiled splash back walls. Light and shaver point. Walk in wet room shower area with fitted shower and tiled walls. Emergency pull cord.

### Visitor Parking

Off-road parking space for guests.

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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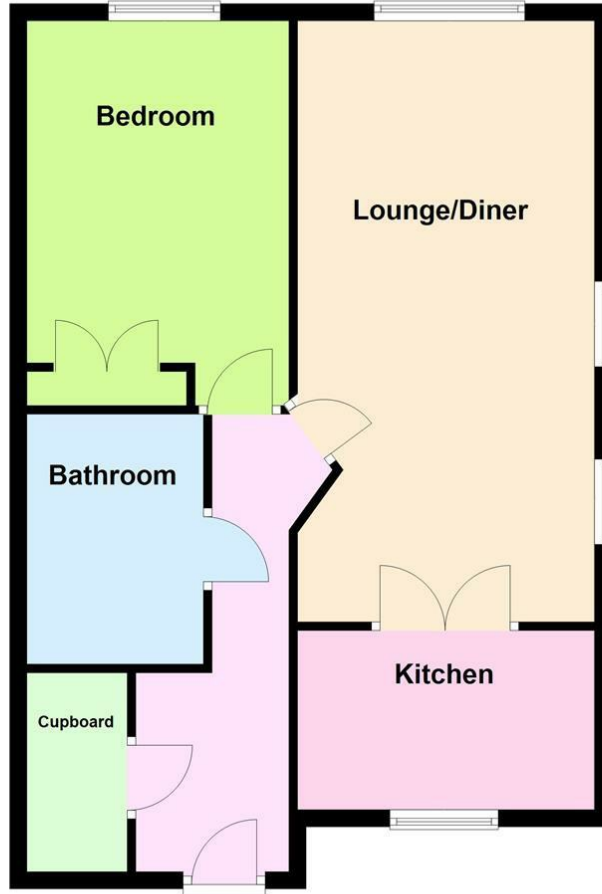
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### Floor Plan

Approx. 63.7 sq. metres (685.4 sq. feet)



Total area: approx. 63.7 sq. metres (685.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		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.