



Asking Price
£75,000
 Leasehold

Union Place, Worthing

- Third Floor Retirement Apartment
- Double Bedroom
- Spacious Lounge/Diner
- Fitted Modern Kitchen
- Double Glazing
- Worthing Town Centre Location
- Residents Lounge, Laundry Room & Library
- EPC Rating - C
- On Site Estate Manager
- Council Tax Band - B

We are delighted to offer to the market this spacious third floor retirement flat, situated in the heart of Worthing Town Centre, close to town centre shops, restaurants, parks, schools, bus routes, the mainline station and the seafront all nearby. Accommodation offers an entrance hallway, a spacious lounge/diner, a modern fitted kitchen, a double bedroom and a bathroom. Amelia court offers security, independence and comfort with staff on site 24-hours a day plus an emergency call system which links to the Estate duty manager. Further benefits include a lift service, laundry room and a residents lounge with direct access onto the landscaped grounds. Amelia Court also offers a reasonable supplement lunch which is served in a communal dining room or delivered to the apartment

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Accommodation

Communal Entrance

Communal front door with secure telephone entry system. Stairs and lifts to all floors. Front door leading to:

Entrance Hallway

Emergency pull cord. Heater thermostat. Electric heater. Airing cupboard with slatted shelf. Further storage space. Water heater. Electric fuse board. Door through to:

Lounge/Diner

Two wall mounted electric heaters. TV/media points. Telephone point. Double glazed window to rear. Feature electric fireplace with surround and hearth. Double doors to:

Kitchen

Light wood fronted base and wall units. Roll top work surface incorporating a stainless steel sink and drainer with mixer tap. Four ring electric hob with extractor fan over. Fitted electric oven/grill. Built-in separate under-counter fridge and under-counter freezer. Tiled splashback. Double glazed window. Down light.

Bedroom

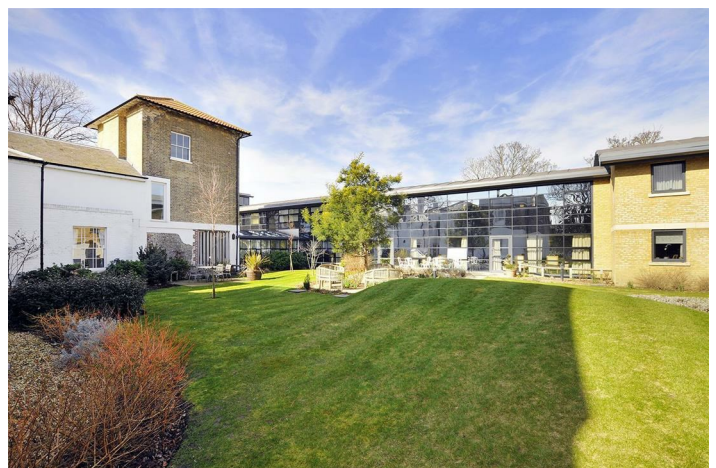
Fitted double wardrobe with shelving and hanging. Bedside tables. Emergency pull cord. Double glazed window. Down light.

Bathroom

Wood panel enclosed bath with handles. Low level flush WC. Wet room shower area with fitted shower and wet room floor. Wall mounted extractor. Tiled walls. Basin set in vanity unit. Shaver point. Down lights.

Tenure

Leasehold with approximately 110 years remaining. Maintenance £8,578.20 per annum and includes staff on site 24-hours a day and an emergency call system links the apartment to the Estate Manager. Annual Ground Rent - £435

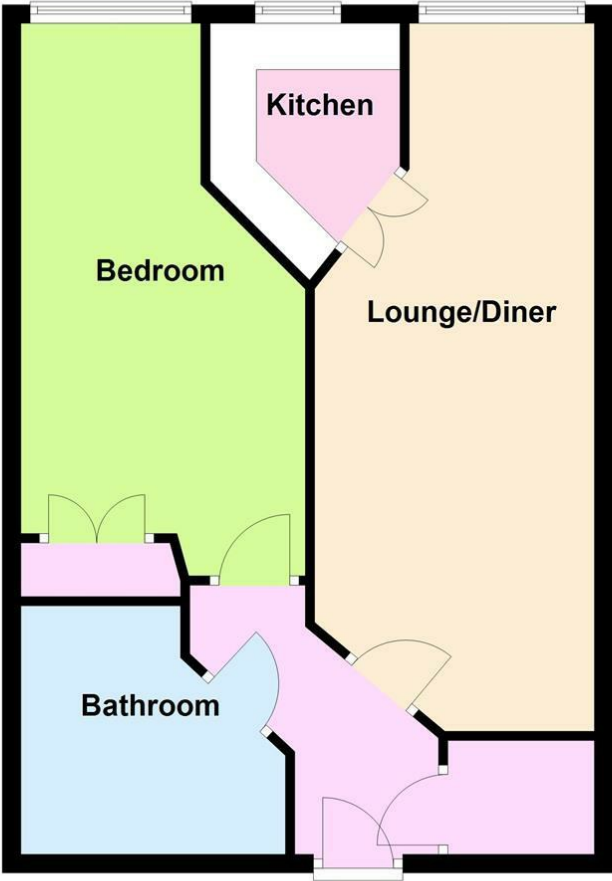


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

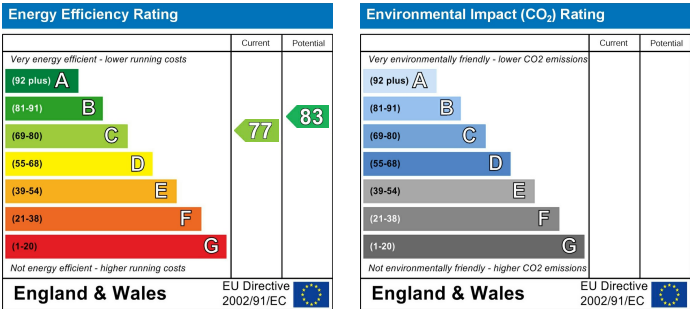
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Floor Plan
Approx. 55.4 sq. metres (596.3 sq. feet)



Total area: approx. 55.4 sq. metres (596.3 sq. feet)



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.