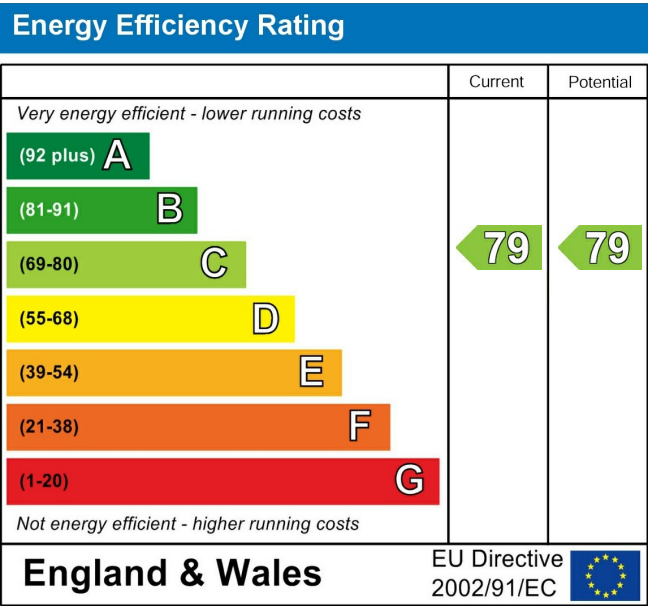
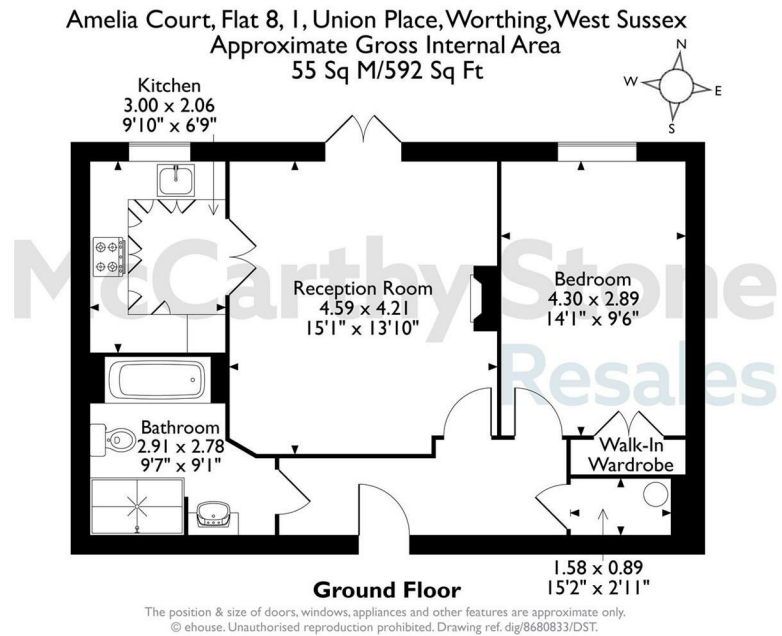




This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544



8 Amelia Court

Union Place, Worthing, BN11 1AH

1 1 **Council Tax Band: B**

Looking for the perfect retirement property?
If you like the idea of living in a close-knit community, with support on hand should you need it, then 8 Amelia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £140,000
Leasehold

0345 556 4104
 resales@mccarthyandstone.co.uk
 mccarthyandstoneresales.co.uk

Why you'll love living here:

- Ground floor apartment with patio area
- Double bedroom with built in wardrobe
- Living Room with ample room for dining
- Fitted kitchen
- Lovely Landscaped Gardens
- Wet room style shower/bathroom
- Estates Manager & 24 Hour Careline System
- Guest Suite for Family or Friends
- In-house Table Service Restaurant
- Homeowners Lounge where social events take place

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

8 Amelia Court, Worthing

Development Overview

Amelia Court was constructed by McCarthy and Stone in 2009 and is a purpose built assisted living development situated in the town centre with access to local shops and amenities.

The development offer excellent communal facilities, to include; a table service restaurant serving fresh meals daily, a homeowners lounge where social events take place, 24 hour on site management, one hours domestic assistance a week (extra care packages available by arrangement) a function room, Library and laundry room. In addition, there is a mobility scooter store and guest suite for visiting family and friends – both subject to availability and extra charges apply.

There is also a 24 hour emergency call system for peace-of-mind, a security door entry system and lift to all floors.

It is a condition of Purchase that all residents meet the age requirement of 60 Years.

****Enjoy a complimentary lunch when you book a tour of Amelia Court!****

Entrance Hallway

Front door with spy hole leads to the entrance hall, where the 24 hour emergency response pull cord system is in place. Illuminated light switches and smoke detector. From the hallway there is a door to a walk in storage and airing cupboard. All other doors lead to the bedroom, living room and bathroom.

Living Room

A superb living room with ample space for dining. Benefitting from patio doors leading out onto a paved patio area and the communal gardens and grounds beyond. A feature electric fireplace creates an attractive focal point to the room. Two ceiling light points, raised height power points. TV & telephone points. Partially glazed doors lead onto a separate kitchen.

Kitchen

Modern style fitted kitchen with a range of wall and base units with co-ordinated work surfaces over. Stainless steel sink with drainer unit and chrome mixer tap sits below the window overlooking the communal grounds. There is an integrated

fridge and freezer, built-in electric oven and electric ceramic hob with extractor hood over. Tiling to splash-backs and contemporary ceiling lights.

Bedroom

A double bedroom with built in wardrobe housing hanging rail. TV and phone point, ceiling lights and window overlooking communal grounds.

Wet Room/Bathroom

A wet room style bathroom with WC, vanity unit with sink and mirror above, walk-in wet room style shower with curtain and separate bath. There are grab rails and non slip flooring, electric heated towel rail and emergency pull cord.

Service Charge (breakdown)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

Annual Service charge of £8,902.02 for financial year ending 31/08/2026.

To find out more about service charges please contact your Property Consultant or Estates Manager.

Lease Information

Lease Length: 125 years from 2009

Ground Rent: £435 pa

Ground rent review: Jun-39

Additional Information & Services

 1 |  1 | Offers over £140,000

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

**** Entitlements Service**** Check out benefits you may be entitled to
**** Part Exchange **** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
**** Removal Service**** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
**** Solicitors**** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

