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Key Features

- Well-maintained one-bedroom ground floor retirement apartment
- Larger-than-average accommodation within this popular development
- Spacious lounge/diner with fireplace and doors onto private patio
- Fitted kitchen with wall and base units and integrated appliances
- Bathroom with bath and shower
- Highly regarded Amelia Court development in central Worthing
- 24-hour on-site staff and emergency call system for peace of mind
- Residents' lounge, landscaped gardens, lift and communal laundry
- No onward chain, with first year's service charge offered by the seller
- Council Tax Band B | EPC Rating C

We are pleased to offer this well-maintained, larger-than-average one-bedroom ground floor retirement apartment, situated within the highly regarded Amelia Court development in the heart of Worthing town centre. Designed for independent living, the property combines comfortable accommodation with the reassurance of 24-hour on-site staff, excellent communal facilities and an emergency call system. Offered for sale with no onward chain, the apartment also benefits from the current owner offering to pay the first year's service charge.

The apartment provides a well-proportioned layout, making it particularly appealing for those seeking a spacious retirement property in a convenient central location.

The accommodation centres around a generous lounge/diner, featuring a fireplace and double doors opening onto a private patio area, creating a pleasant space for both relaxing and entertaining. The adjoining kitchen is fitted with a range of wall and base units, incorporating an electric hob with cooker hood over and an oven.

The bedroom is a good-sized double room, while the bathroom is equipped with a bath and shower. The property is complemented by the facilities and services available at Amelia Court, providing residents with both independence and additional peace of mind.

The development enjoys a particularly convenient position in central Worthing, with the town's shopping area, seafront, theatre, cinema and a wide range of local amenities all within easy reach.

Tenure

Leasehold with 107 years remaining.

Service Charge: £9,561 per annum.

Ground Rent: £435 per annum.



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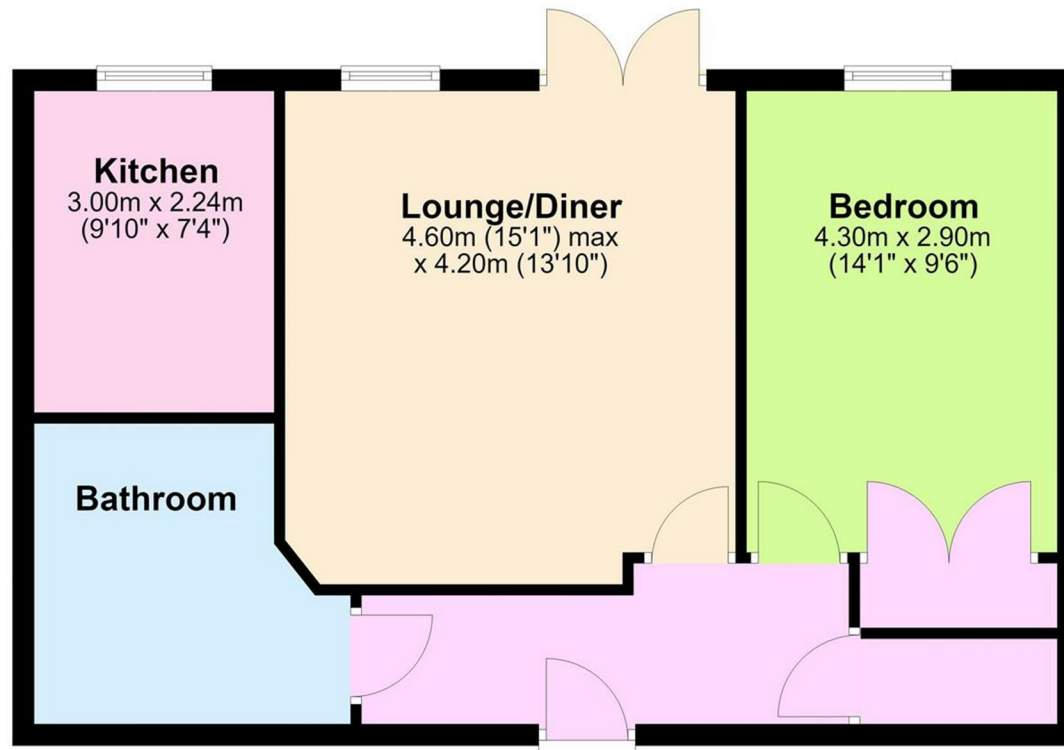
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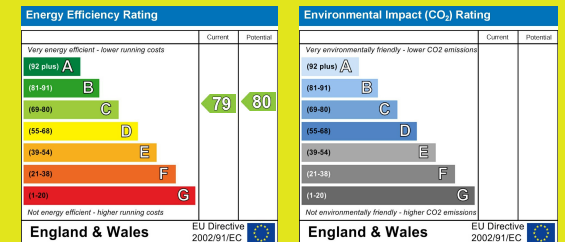
Floor Plan Union Place

Floor Plan

Approx. 56.3 sq. metres (606.4 sq. feet)



Total area: approx. 56.3 sq. metres (606.4 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.

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