



1



1



1



C





Key Features

- One-bedroom second floor retirement apartment
- Highly sought-after central Worthing location
- 24-hour staff presence for peace of mind
- Lift access to all floors
- Spacious living room with double glazed window
- Fitted kitchen with integrated oven and hob
- Double bedroom with fitted wardrobes and emergency pull cord
- Wet room/bathroom with additional safety features
- Excellent communal facilities including lounge, gardens, and laundry room
- Council Tax Band B | EPC Rating C

We are delighted to offer this one-bedroom second floor retirement apartment, ideally situated in the heart of Worthing town centre. Located within a highly regarded development, the property benefits from excellent on-site facilities, 24-hour staff presence, and lift access to all floors, offering both independence and peace of mind.

This well-presented second floor retirement apartment is perfectly positioned within a sought-after development in central Worthing, providing convenient access to the town centre, seafront, theatre, cinema, and a wide range of local amenities.

The development offers a strong sense of community along with excellent facilities, including a welcoming residents' lounge with direct access to landscaped gardens, a communal laundry room, and the option of subsidised meals. In addition, there is 24-hour staff presence, ensuring reassurance and support when needed.

Access to the building is via a secure entry phone system, with lift and stair access to all floors.

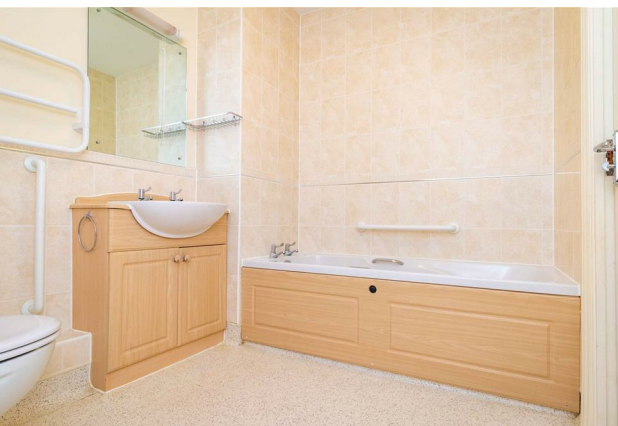
Internally, the apartment offers well-planned accommodation. The entrance hall includes a large storage cupboard. The living room features a double glazed window, electric heater, and TV point, creating a comfortable and bright living space. The kitchen is fitted with a range of wall and base units, integrated electric oven and hob with cooker hood over, sink and drainer, and tiled splashbacks. The double bedroom benefits from a double glazed window, electric heater, fitted wardrobes, and an emergency pull cord for added safety. The wet room/bathroom comprises a panel enclosed bath, wash hand basin set within a vanity unit, dual flush WC, shower, electric heater, part-tiled walls, and emergency pull cord.

This is an excellent opportunity to acquire a well-positioned retirement apartment in a prime central location, offering both comfort and convenience within a secure and supportive environment.

Tenure

Leasehold with 108 years remaining

Service Charges: £741.83 per month (includes water) | Ground Rent: £434 per annum.



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert
Luff & Co

Floor Plan Union Place

Ground Floor

Approx. 50.8 sq. metres (547.0 sq. feet)



Total area: approx. 50.8 sq. metres (547.0 sq. feet)



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

robertluff.co.uk

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

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co