Robert Luff & Co

Union Place, Worthing

Leasehold - Offers Over £100,000

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We are delighted to offer this well-positioned one bedroom apartment in the heart of Worthing town centre. Occupying a highly regarded development, the property benefits from excellent on-site facilities, 24-hour staff presence and lift access to all floors, providing both independence and peace of mind whilst enjoying a strong sense of community.

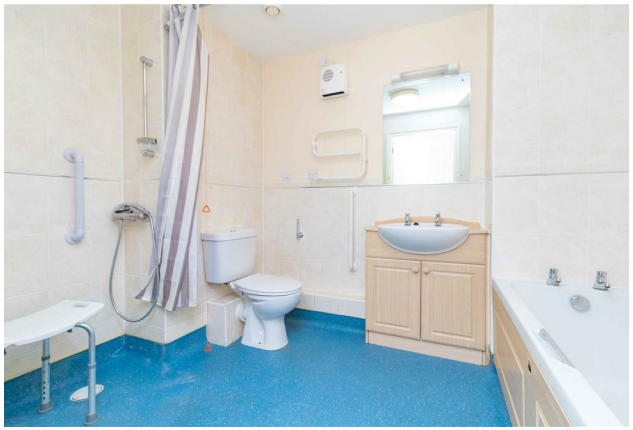
Key Features

- One bedroom apartment featuring fitted wardrobes and wet room style bathroom
- Ideally situated in the heart of Worthing town centre
- 24-hour on-site staff providing reassurance and support
- Lift access to all floors within the development
- Residents' lounge with direct access to landscaped gardens
- Communal laundry room for residents' convenience
- Option of subsidised meals available on-site
- Secure phone entry system for controlled access
- Triple aspect living room with electric fireplaces and heating
- Council Tax Band B | EPC Rating C

The development offers a welcoming residents' lounge with direct access to landscaped gardens, a communal laundry room and the option of subsidised meals. Additional reassurance is provided by 24-hour staffing and a secure phone entry system.

Internally, the apartment features an entrance hall with a large storage cupboard housing a new boiler and hot water tank, along with a phone entry point. The triple aspect living room includes double glazed windows, two electric fireplaces, an electric heater and TV point. The newly fitted kitchen comprises a range of wall and base units with tiled splashbacks, integrated electric oven, hob with cooker hood, fridge and freezer, plus an emergency pull cord. The bedroom benefits from a rear-facing double glazed window, built-in wardrobes, electric heater, TV point, phone point and emergency pull cord. The wet room style bathroom includes a panel enclosed bath, vanity wash basin, dual flush WC, electric towel rail, heater and fully tiled walls.

Tenure
Leasehold with 108 years remaining.
Service Charge: £750 per calendar month.



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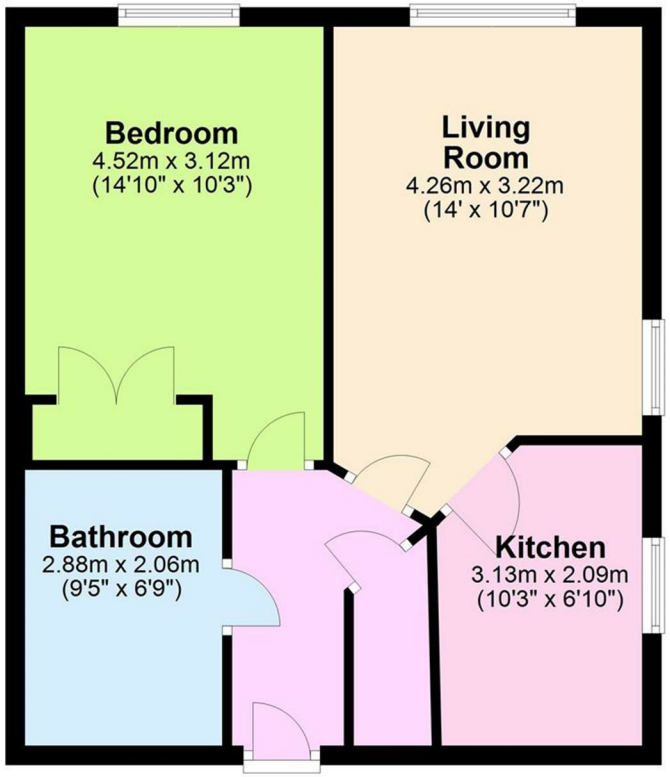
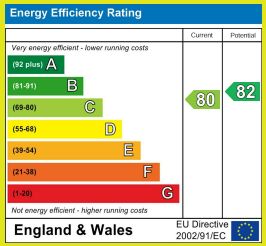
Floor Plan Union Place

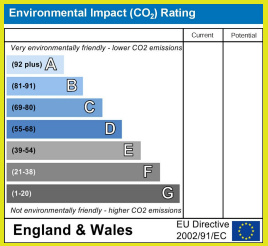
Floor Plan

Approx. 48.2 sq. metres (518.9 sq. feet)



Total area: approx. 48.2 sq. metres (518.9 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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