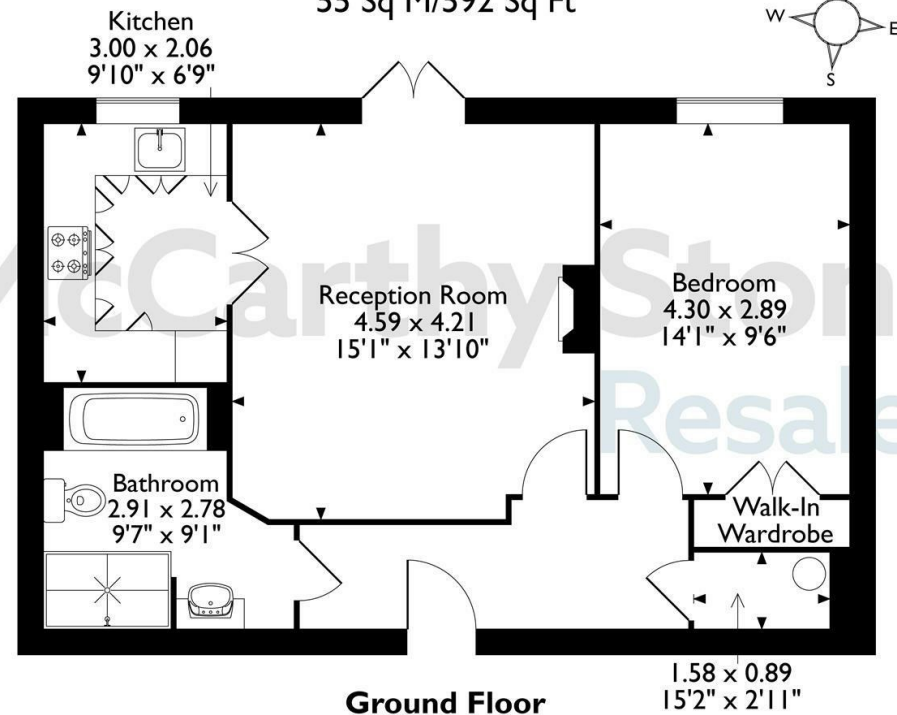
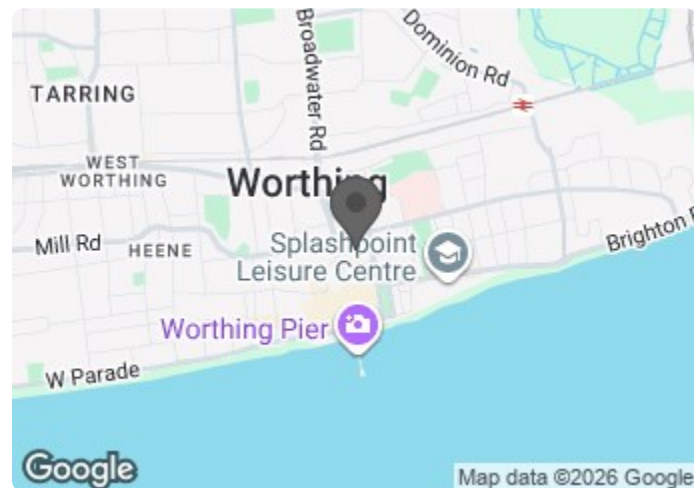


Amelia Court, Flat 8, 1, Union Place, Worthing, West Sussex  
Approximate Gross Internal Area  
55 Sq M/592 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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**Council Tax Band: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 8 Amelia Court

Union Place, Worthing, BN11 1AH



### Asking price £163,000 Leasehold

A superb, one double bedroom retirement apartment, ideally situated on the **GROUND FLOOR** boasting living dining room with **DIRECT PATIO ACCESS** overlooking gardens and grounds, and well positioned within **CLOSE PROXIMITY** to the **COMMUNAL FACILITIES**.

The **EXCELLENT FACILITIES** include; an **ON-SITE RESTAURANT** serving fresh meals daily, a homeowners lounge where **SOCIAL EVENTS** take place, a **GUEST SUITE** for visiting family and friends, and **MORE!**

In addition, homeowners receive **ONE HOUR OF DOMESTIC ASSISTANCE PER WEEK**.

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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Registered in England and Wales No. 10716544



# Amelia Court, Union Place, Worthing

## 1 Bed | £163,000

### 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

- 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

