



Total floor area 57.3 m² (617 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England and Wales No. 10716544



59 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 59 Amelia Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £95,000
Leasehold

☎ 0345 556 4104
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🌐 mccarthyandstoneresales.co.uk



Why you'll love living here:

- One bedroom top floor apartment
- Bright southerly aspect, corner position
- Dual aspect living room
- Fitted kitchen with North Down views
- In-house Table Service Restaurant
- Social Home Owners Lounge
- Guest Suite for Family or Friends
- Lovely Landscaped Gardens
- Well Equipped Laundry room
- No onward chain

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

59 Amelia Court, Worthing

 1 |  1 | Asking price £95,000

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. This development comprises 64 one- and two-bedroom apartments with lifts to all floors. It is a condition of Purchase that all residents meet the age requirement of 60 Years.

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 24 hour emergency call system for peace-of-mind, a security door entry system, 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.

Property Overview

Situated on the third floor of the popular Amelia Court development, this beautifully presented one-bedroom apartment enjoys a peaceful corner position with a bright south-facing aspect and attractive views towards the North Downs.

The spacious dual-aspect living room provides an inviting setting for both relaxation and dining, featuring a charming fireplace and an abundance of natural light. A glazed doorway leads through to the modern fitted kitchen, thoughtfully designed with contemporary units, coordinated worktops and integrated appliances.

The generous double bedroom benefits from a fitted wardrobe and offers a comfortable and tranquil retreat. The well-appointed bathroom is designed with convenience in mind and features both a walk-in shower and a separate bath.

Additional storage is provided by a large cupboard located off the welcoming entrance hallway. This apartment does not include an allocated parking space.

Social Lifestyle

The Communal Lounge is at the heart of the community at Amelia Court and is where the majority of social gatherings take

place. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens

One of the main social hubs of Amelia Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

“The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction.” – McCarthy Stone Homeowner

The Restaurant/Bistro

Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Amelia Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit.

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 £9,561.06 for financial year ending 31/08/2027.

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

Ground rent review: Jun-39

Additional Information & Services

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

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

