

Amelia Court | Union Place | Worthing | BN11 1AH

£190,000



We are delighted to offer for sale this well presented and spacious, ground floor retirement apartment situated in the highly desirable Amelia Court, close to local shops, amenities & bus routes. The property boasts two double bedrooms, spacious dual aspect living/dining room, fitted kitchen and bathroom. The property is suitable for those ages 70 or over and will be sold with no ongoing chain.



## Key Features

- Ground Floor Retirement Apartment
- Two Double Bedrooms
- Spacious Dual Aspect Lounge/Diner
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Residents Lounge & Restaurant
- Beautifully Maintained Communal Gardens
- Suitable For Over 70's
- No Ongoing Chain



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The apartment's private front door opens to the spacious and welcoming entrance hall with space for hanging coats and storing shoes. The living room/diner measures a generous 9' 7" X 17' 10" and boasts dual aspects via three large, double glazed windows. This room provides plenty of space for both lounging and dining and features views of the well tended to communal rear gardens. The fitted kitchen has been installed with oak-style floor and wall mounted units and topped with laminate worktops to create a smart finish. The main bedroom is positioned to the opposing side of the property and measures a substantial 10' 2" x 14' 9" and also benefits from two fitted wardrobes, whilst also allowing space for a variety of other furniture. The second bedroom is also a good size, measuring 9' 0" x 13' 7". The bathroom has been designed to be used as a wet room and has also been fitted with a bath, wash hand basin and W/C with hand rails to ensure safety and accessibility. There is also a boiler room/utility cupboard.

### EXTERNAL

The development benefits from beautifully maintained communal gardens. Other facilities include a full security system and CCTV, staff on site 24 hours a day, waitress service in the dining room which is positioned conveniently close to the apartment, guest suite for the use of family and friends, residents lounge and a function room and one hours domestic assistance per week. There is also a communal laundry room & a battery scooter store.

### LOCATION

Situated in the heart of Worthing town centre allowing easy access to wide range of shops, pubs, restaurants and leisure facilities. Worthing seafront promenade can be found approximately 600 metres from the property, the perfect place to enjoy some fish and chips or an ice cream by the sea. Worthing Mainline train station is less than half a mile away and offers links to both London and Brighton. Bus services run nearby.

Council Tax Band: C

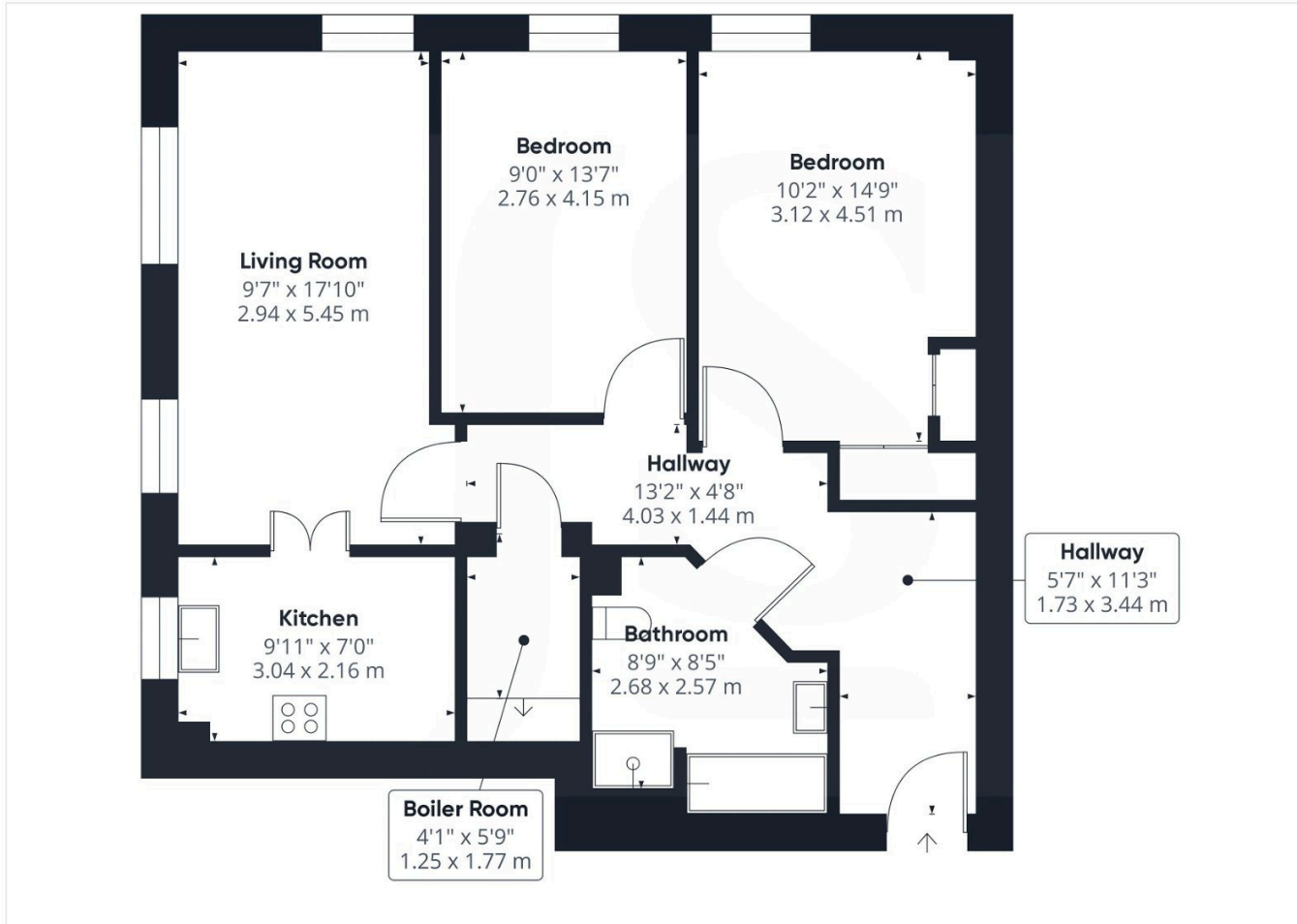
Tenure: Leasehold

Lease Length: 111 Years Remaining

Maintenance: £11128.79 Per Annum

Ground Rent: TBC





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

## Property Details:

Floor area \*as quoted by EPC: 818 Sqft

Tenure: Leasehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.