

It's all in the details...



Flat 38

Amelia Court, 1 Union Place, West Sussex, BN11 1AH

£130,000

- Chain free
- Superior retirement apartment for the over 60`s
- Impeccably styled south facing layout
- Views of the excellently landscaped communal gardens
- Modern fully fitted kitchen
- 1 large double bedroom with fitted wardrobes
- Superb wetroom with bath and shower
- Central Worthing location

- Resident`s restaurant serving fresh meals daily

Chain free retirement apartment in a peaceful spot in the very heart of Worthing. Stylish south facing layout with a large living/dining room, fully fitted modern kitchen, contemporary bath/shower room, residents` restaurant, housekeeping, gardens and much more....

Step Inside

Sitting on the first floor of a superb development by McCarthy & Stone for the over 60`s, this notable apartment is less than half a mile from the seafront and only a stroll from the town centre`s wealth of shops, cafes, supermarkets and mainline station. Perfectly positioned within beautifully designed communal grounds, it`s location on a peaceful wide road in the heart of Worthing means that everything you need is close at hand.

Thoughtfully appointed to the high specification that McCarthy & Stone are renowned for, Amelia Court provides a tremendous array of services and amenities. A table service restaurant serves fresh meals daily, a communal lounge hosts social events, and residents benefit from an hours` domestic assistance each week. There are also additional care packages available by arrangement.

Further key highlights to note include 24 hour on site management, a function room, library and laundry room. A 24 hour emergency call system, security door entry system and lift to all floors provide peace of mind, while a mobility scooter store and guest suite for visiting family and friends are both subject to availability and extra charges.

Beautifully filled with views of the communal gardens and sunlight, the impeccably presented south facing layout of the apartment is styled with a soft neutral colour scheme. When you step inside you`ll find a generous hallway with a deep walk-in cupboard that has plenty of handy hidden storage. The impressive dimensions open into a large living/dining room that generates a wonderful amount of space in which to relax, dine and catch up with friends. The garden views and cool white walls lend a hugely airy feel, while glazed double doors add to the sense of space opening to reveal an adjoining kitchen. Fully fitted with stylish modern cabinets and countertops it has an array of integrated appliances that includes an eye-level oven, electric hob and fridge freezer. A stainless steel sink is positioned to let you admire the gardens while you do the washing up and the considered wrap-around layout gives ample storage and work space.

Along the hallway the first class proportions, presentation and outlooks continue in an equally admirable double bedroom with a lovely large window. Tastefully chosen, recessed fitted double wardrobes supply a great measure of storage without encroaching on the floor space, while the hallway cupboard outside is handily placed for extra bits and bobs.

Arranged in a smart tile setting that complements the colour scheme of the apartment, an excellent wetroom has an open walk-in shower as well as the added benefit of a full sized bath. Grab rails, non-slip flooring, an electric heated towel rail and emergency pull cord are all notable inclusions - an admirable finishing touch to a superior retirement apartment.

Step Outside

The landscaped grounds and gardens that encompass Amelia Court enhance the lifestyle on offer further still. Arranged to give a palpable degree of privacy to residents from passers-by, they produce

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verbena, fuchsias, palms and exemplary clipped topiary line broad paved paths stretching alongside large well-maintained lawns.

It's good to note that service charges include:

- One hour of domestic help a week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

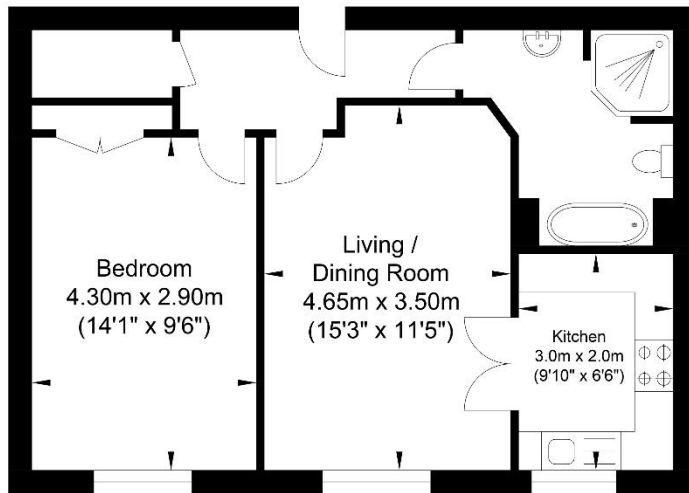
The Annual Service charge is £8,902.02 for the financial year ending 31/08/2026.

In your local area

Ideally situated, Amelia Court sits within a short walk from a main Waitrose and Lidl supermarkets, and has brilliantly easy access to the A259. The seafront, promenade and beach are less than half a mile away, and the town centre has a great mix of both independent and well-known coffee shops, high street stores, bars, pubs and restaurants, and Worthing is also home to the Dome Cinema a selection of popular theatres and seafront eateries. Worthing mainline train station is just 0.5 miles to the north of Union Place and the green open spaces of Beach House Park and Steyne Gardens are close at hand.



Union Place, Worthing



Approximate Floor Area
507.08 sq ft
(47.11 sq m)

Approximate Gross Internal Area = 47.11 sq m / 507.08 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B	83	85
(69-80) C		
(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	

Additional Information

Tenure: Leasehold

Council Tax: Adur & Worthing Band B

Lease: Approximately -125 years remaining

Current Ground Rent: £0 Monthly

Current Service Charge: £0 Monthly

Disclaimer

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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