



**Guide Price**  
**£190,000**

**Leasehold**

2x  1x  1x 

**Amelia Court, Union  
Place, Worthing, West  
Sussex, BN11**

**cubitt & west**  
Helping you move forwards



## Main features

- Superb Ground Floor retirement flat for the over 60's
- Situated in the heart of Worthing town centre
- Shops, bars and restaurants are nearby
- Bus and rail links are nearby
- No chain

## Accommodation

### GROUND FLOOR

#### Hallway

Lounge: 18'0 x 11'0 (5.49m x 3.36m)

Kitchen: 10'0 x 7'1 (3.05m x 2.16m)

Large Storage Cupboard

Bedroom 1: 14'9 x 10'2 (4.50m x 3.10m)

Bedroom 2: 13'7 x 9'11 (4.14m x 3.02m)

Wet Room with Bath & Shower : 9'5 x 8'9 (2.87m x 2.67m)

### OUTSIDE

Communal Gardens

**Ground Floor**  
Approx. 76.0 sq. metres (818.4 sq. feet)



**Call West Worthing - 01903 700657 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



40903149/20240201/TD/KP