



1 Union Place, Worthing, BN11 1AH  
£1,500 Per Calendar Month




An immaculately presented Retirement Flat built in 2010 and most conveniently located in central Worthing with easy access to Waitrose and opposite the Connaught Theatre. This third floor flat (with lift) forms part of a quality development built to a high specification and benefits from use of the communal facilities including a Residents Lounge, Restaurant (subsidised prices), Entertainment Programme, Library, Laundry and Guest Suite available (nightly charge). The flat is extremely well presented and comprises of a good size lounge/dining room, double bedroom with built in wardrobes, large bathroom with walk in shower plus separate bath and a well fitted kitchen with range of built in appliances. The flat is fully double glazed and has electric heating. Outside there are communal garden areas and a store for mobility scooters or bicycles. An on-site Manager is available during the week. Applicants must be over 60 years of age and meet suitability requirements of the development (partner can be 55+) Please note there is no parking allocated with this flat. Pet Friendly (within reason and subject to acceptance) Council Tax Band B. EPC C. Water rates included in rent plus one hours cleaning/laundry assistance.

- Superb Flat for the Over 60's
- Immaculate Condition
- Large Bathroom with Bath and Shower
- Kitchen with Range of Appliances
- Double Bedroom with Built-in Wardrobe
- Communal Facilities inc Restaurant, Lounge, Laundry
- Town Centre Location







| 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>                                   | 75                         |   |
| (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<br>2002/91/EC |  |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT  
 01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.