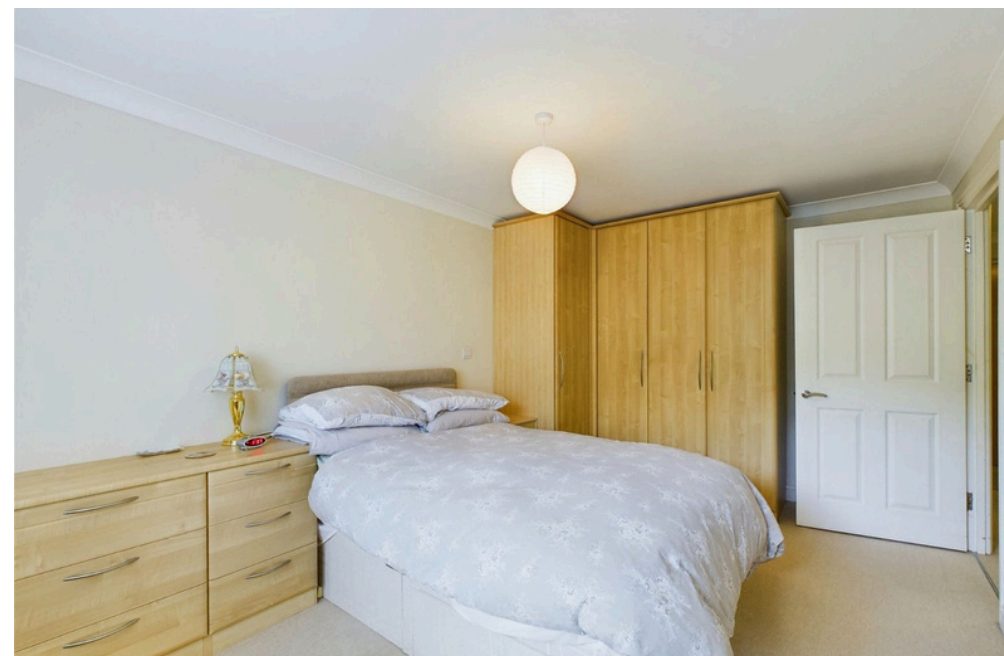




**Rotary Lodge St. Botolphs Road, Worthing, BN11 4JT**  
**Asking Price of £265,000**



We are delighted to offer for sale a well presented and rarely available TWO bedroom first floor apartment forming part of the prestigious retirement development, Rotary Lodge. Two bedrooms, modern fitted kitchen, bathroom with separate walk-in shower, lounge/diner overlooking the South Downs, communal facilities including an on site restaurant and is sold with no ongoing chain..



## Key Features

- First Floor Retirement Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen
- Modern Bathroom with Walk-in Shower
- Lounge/ Dining Room
- Communal Lounge, Guest Suites & Gardens
- On Site Restaurant
- Residents & Visitors Parking
- Close To Local Shops & Amenities
- No Ongoing Chain



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

### INTERNAL

Large entrance hallway with security entry phone, pull cord and doors to all rooms, dual aspect lounge, open plan kitchen with high and low wood effect shaker style units and a black worktop, integrated appliances including dishwasher, electric hob, oven and microwave. Two bedrooms with fitted wardrobes and a main bathroom with shower cubicle, bath, toilet and sink.

### ROTARY LODGE

The popular and desirable Rotary Lodge development is located on St. Botolphs Road, not far from Worthing town centre. Built with retirement living in mind, there are ample communal facilities for residents to enjoy. With an emergency response alarm in each flat, there is reassurance of assistance 24 hours a day as well as a House Manager available during the day. The on-site restaurant prepares freshly cooked meals daily and you can retire into the communal lounge with kitchen facilities available for coffee afterwards. The conservatory overlooks the well-tended rear gardens with seating area for residents. There is a laundry room, buggy store and hair salon and beauty room available for residents to use and pets are welcome.

### LOCATED

In St. Botolphs Road, just a short walk away from Tarring Road shops. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 1 mile away. The nearest main line station is West Worthing which is approximately 0.3 miles away and bus routes run on adjoining Mill Road & Tarring Road.

### TENURE

Leasehold

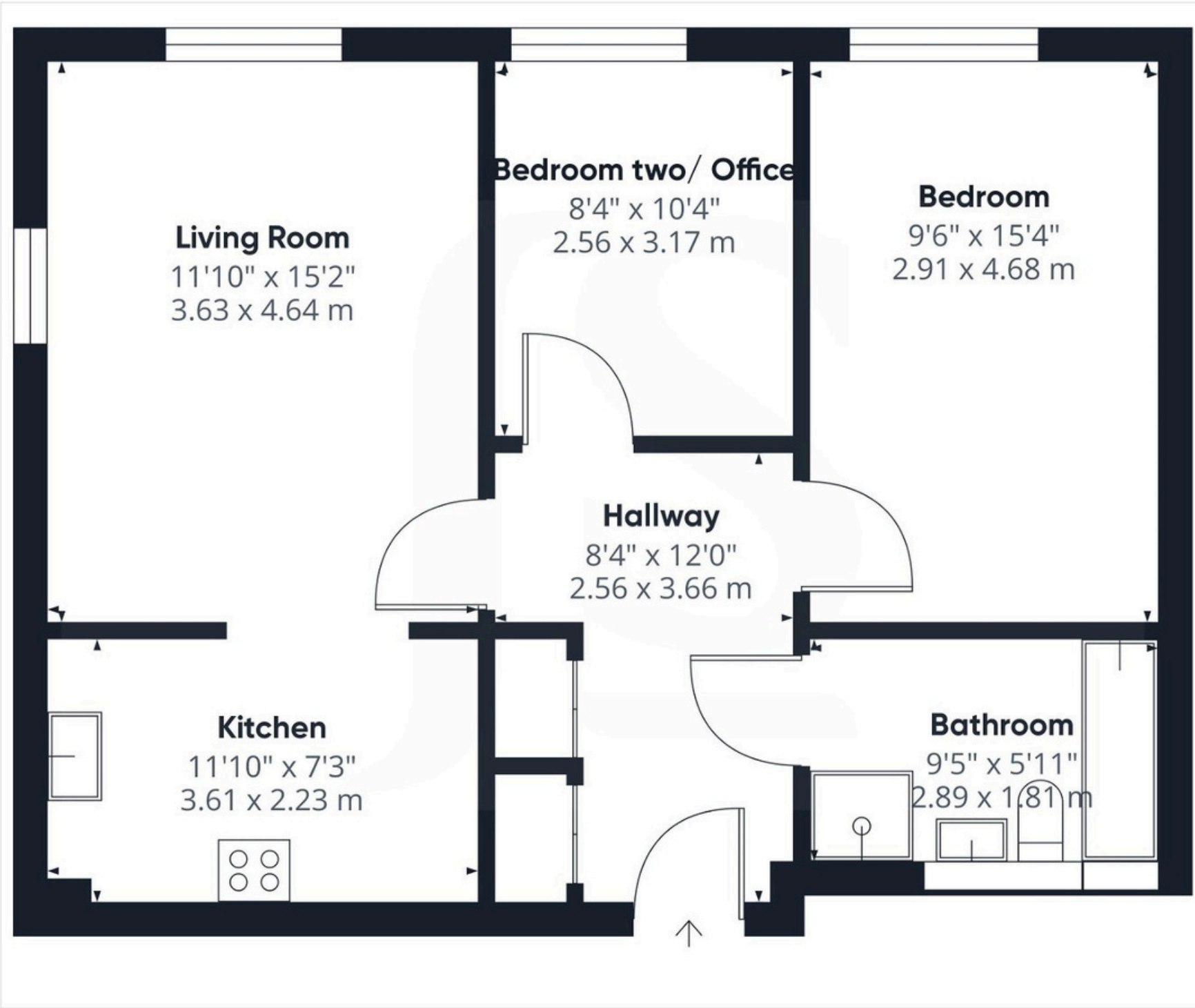
Lease - 107 years remaining

Service Charge: £635.84 per month - includes supplemented meals in the on site restaurant, buildings insurance, water rates, warden, care line, window cleaning, laundry room, cleaning of communal areas and gardening.

Ground Rent: £306.90 per year

COUNCIL TAX BAND





Approximate total area<sup>(1)</sup>  
675.36 ft<sup>2</sup>  
62.74 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Property Details:**

Floor area (as quoted by EPC: 79 sqm)  
Tenure: Leasehold  
Council tax band: D

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.

