



Rotary Lodge, 32, St. Botolphs Road, Worthing, BN11

Guide Price **£200,000**



Property Type: Retirement

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- Ground Floor Retirement Apartment
- Two Bedrooms
- West Facing Lounge/ Dining Room
- Modern Fitted Kitchen
- Four Piece Bathroom Suite
- Communal Lounge, Guest Suites & Gardens
- On Site Restaurant
- Residents & Visitors Parking
- Over 55's Independent Living
- No Ongoing Chain

We are delighted to offer the opportunity to purchase a ground floor apartment situated in the sought after Retirement development of Rotary Lodge. The apartment offers two bedrooms, west facing lounge/ dining room, fitted modern kitchen and four piece bathroom. The property benefits from no ongoing chain. Rotary Lodge is perfect for Easy/Independent-living for those approaching early retirement or recently retired.





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INTERNAL

Large entrance hallway with security entry phone, pull cord and doors to all rooms, good size lounge/ dining room, open plan kitchen with high and low wood effect shaker style units and a black worktop, integrated appliances including fridge & freezer, dishwasher, electric hob, oven and microwave. There are two bedrooms with the primary bedroom being a very good size. The bathroom comprises of walk in shower, bath, mixer taps, wash hand basin and WC.

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.

SITUATED

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

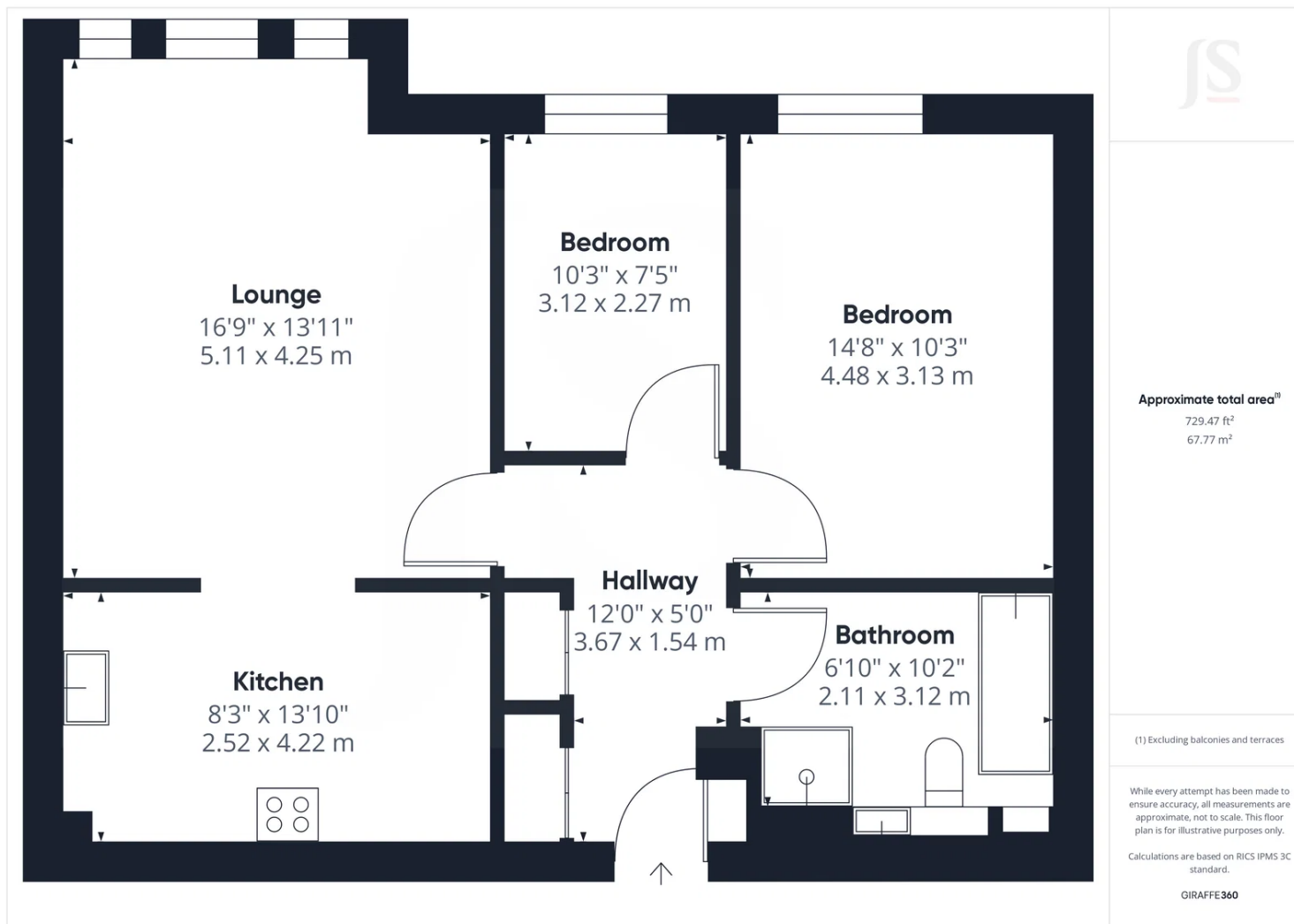
Leasehold

Lease - 107 years remaining

Service Charge: £423.66 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	86
(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	

Whilst we endeavour to make out properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.