



Rotary Lodge St. Botolphs Road, Worthing, BN11

Guide Price **£105,000**



Property Type: Retirement

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Leasehold

- Top Floor Independent Retirement Apartment
- One Double Bedroom
- Modern Fitted Kitchen
- Modern Bathroom with Walk-in Shower
- Lounge/ Dining Room With Downland Views
- Communal Lounge, Guest Suite & Gardens
- Over 55'S Independent Living
- Residents & Visitors Parking
- Close To Local Shops & Amenities
- CHAIN FREE

**UNDER NEW MANAGEMENT -
Significantly reduced Service
Charge!**

Jacobs Steel are pleased to offer for sale this well-presented top floor apartment in the sought-after retirement development, Rotary Lodge. The property features a double bedroom, modern fitted kitchen, bathroom with separate walk-in shower, and a lounge/diner with views over the South Downs. Residents benefit from communal facilities including an on-site restaurant. Sold with no ongoing chain. Rotary Lodge is perfect for Easy/Independent-living for those approaching early retirement or recently retired.





Internal Positioned on the third floor and accessed via a communal lift and stairwell, this well-presented apartment offers bright and spacious accommodation throughout.

A generous entrance hall provides a welcoming first impression featuring a useful airing cupboard, and doors leading to all principal rooms. The lounge/diner is light and airy, enjoying attractive views towards the Downs, and flows seamlessly into the open-plan kitchen. The kitchen is well equipped with integrated appliances including a fridge-freezer, oven, hob and sink, creating a practical and sociable space. The master bedroom benefits from an east-facing window, also enjoying views towards the Downs, and offers ample space for furnishings, complemented by a large freestanding wardrobe. The modern bathroom is thoughtfully designed and comprises a corner walk-in shower with seat and grab rails, a bath, WC and hand basin. Additional features include non-slip heated flooring and a heated towel rail for added comfort.

Rotary Lodge

The popular and desirable Rotary Lodge development is situated on St. Botolph's Road, just a short distance from Worthing town centre and its wide range of shops, amenities and seafront.

Designed specifically for retirement living, the development offers an excellent range of communal facilities to support both comfort and community. Each apartment is fitted with a 24-hour emergency response alarm system, providing added peace of mind, along with the reassurance of an on-site House Manager available during the day.

Residents can enjoy freshly prepared meals in the on-site dining room, with the option to relax in the welcoming communal lounge, which also benefits from kitchen facilities for tea and coffee. A bright conservatory overlooks the beautifully maintained rear gardens, complete with a seating area for residents to enjoy.

Further amenities include a laundry room and mobility scooter store. Pets are welcome (subject to terms), and there is also a guest suite available for visiting family and friends.

Situated

St. Botolph's Road is conveniently located just a short walk from the local shops along Tarring Road. Worthing town centre, with its comprehensive range of shopping facilities, restaurants, pubs, cinemas, theatres and leisure amenities, is approximately one mile away.

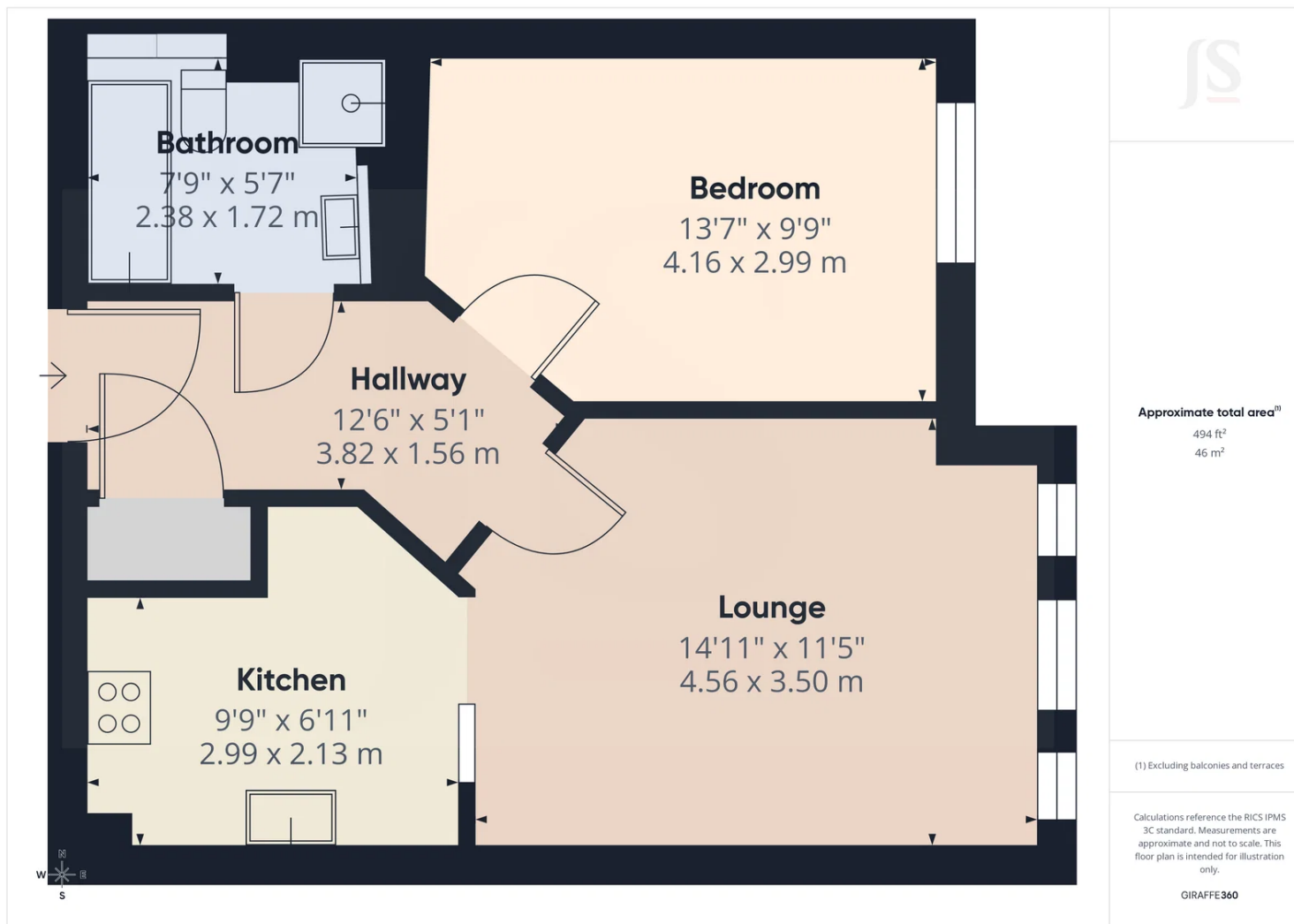
The nearest train station is West Worthing station, situated around 0.3 miles from the property, providing convenient transport links. Regular bus services also operate along nearby Mill Road and Tarring Road, offering easy access to the surrounding areas.

Tenure Leasehold: Approx 106 years remaining

Maintenance: £395.30 per month

Ground Rent: £250 per annum





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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 our 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.