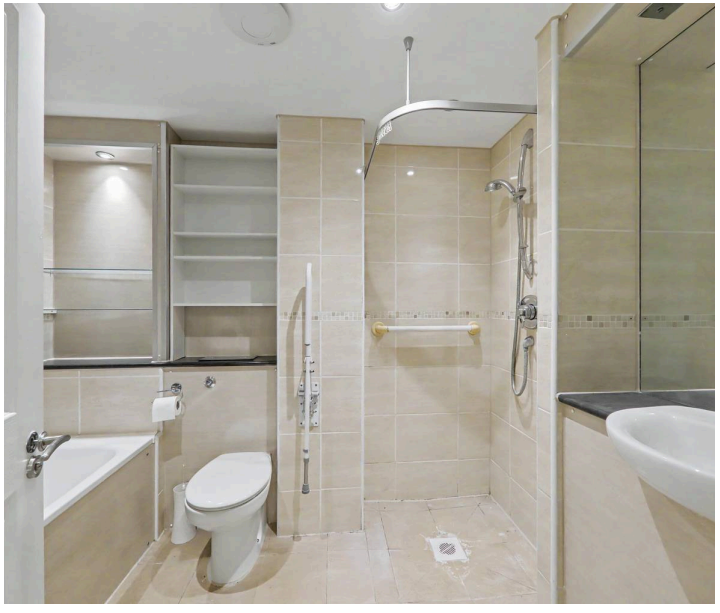


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Flat 26, Rotary Lodge, 32 St. Botolphs Road - BN11 4JT

Guide Price £60,000







Flat 26

Rotary Lodge, Worthing

We are delighted to offer for sale this well presented second floor retirement apartment positioned in this popular retirement development Rotary Lodge, the communal facilities have recently been updated throughout & are an asset to the property, there is residents & visitors parking available on site & the property sits close to local amenities, Rotary Lodge is also now under a new management scheme as part of a right to manage.

In brief the property consists of a spacious double bedroom, an open plan kitchen / living room, the kitchen benefits from integrated appliances including fridge freezer, dishwasher, oven & hob, you have a four piece bath / shower room for best of both worlds.

Please note this property is 75% share of ownership.

Council Tax band: B

Tenure: Leasehold

- EPC Rating B
- Second Floor Retirement Flat
- Lift Serviced Block
- Recently Refurbished Communal Facilities
- Chain Free
- Open Plan Living Room / Kitchen
- Four Piece Bathroom
- Close To Local Aminities
- Residents & Visitors Parking
- One Bedroom

Communal Entrance
Secure entry phone system. Welcoming communal entrance hall with lift & stair access to the second floor. The communal facilities can also be accessed via the ground floor.

Entrance Hallway
13′ 3″ x 7′ 2″ (4.04m x 2.18m)
Private front door, carpeted flooring, wall mounted electric heater, fitted storage cupboard, skimmed ceiling with coving, wall mounted emergency pull cord, wall mounted security entry system, smoke detector.

Lounge / Dining Room
13′ 4″ x 11′ 3″ (4.06m x 3.43m)
Carpeted flooring, various power points, television point, wall mounted electric heater, PVCU double glazed window, skimmed ceiling with coving, opening into Kitchen.

Bedroom
14′ 7″ x 10′ 2″ (4.45m x 3.10m)
Carpeted flooring, various power points, wall mounted electric heater, PVCU double glazed window, skimmed ceiling with coving.

Modern Fitted Kitchen
9′ 10″ x 9′ 10″ (3.00m x 3.00m)
Vinyl flooring, square edge laminate work surfaces with cupboards below & matching eye level cupboards, integrated Zanussi oven & hob with extractor fan over, inset stainless steel one & a half bowl sink unit with single drainer & mixer tap, tiled splashbacks, integrated fridge & freezer units, integrated Zanussi dishwasher, skimmed ceiling with spotlights.

Four Piece Bathroom
8′ 9″ x 6′ 3″ (2.67m x 1.91m)
Tiled flooring, panel enclosed bath with shower attachment off the taps, ladder style heated towel rail, low flush WC, hand wash basin with mixer tap, separate shower cubicle having an integrated power shower, skimmed ceiling with spotlights, extractor fan, various shelving units.

Communal Facilities
Rotary Lodge offers a range of communal facilities which include the recently redecorated communal lounge with kitchenette area and on site restaurant which provide freshly cooked meals daily, conservatory which overlooks the attractive communal gardens with





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COMMUNAL GARDEN

Beautifully maintained and landscaped gardens with outside patio area complete with attractive table and chairs.

OFF STREET

1 Parking Space

Residents & Visitors parking spaces are available on site.



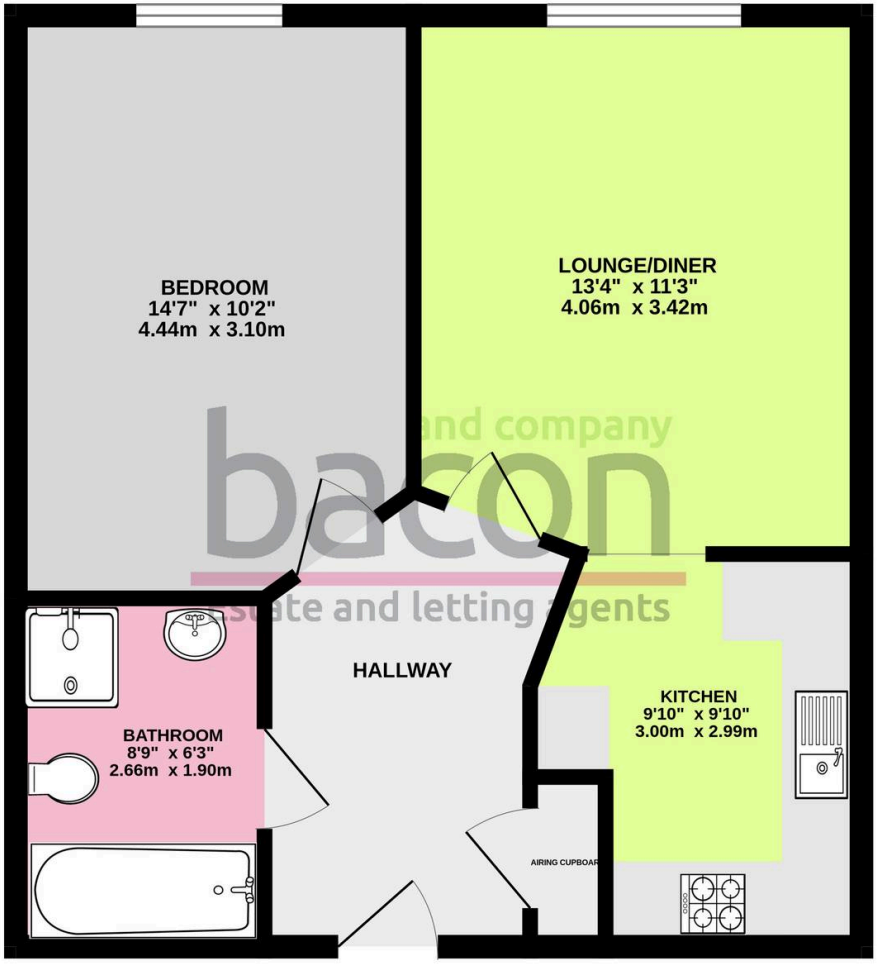







Press handle
down to exit

SECOND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



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TOTAL FLOOR AREA : 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.