



26 Rotary Lodge, 32, St. Botolphs Road, Worthing, BN11 4JT
Asking Price of £80,000



We are pleased to be able to offer a second floor, one bedroom retirement apartment to the market. The property is located within very close proximity to the communal facilities. 75% Shared Ownership



Key Features

- Second Floor Retirement Apartment
- One Bedroom
- West Facing Lounge
- Fitted Kitchen
- Four Piece Bathroom
- Communal Lounge
- Residents Guest Suite & Laundry Room & On Site Warden
- Long Lease



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Rotary Lodge development is just a short distance from Worthing High Street, with large department stores to the smaller specialist and antique shops all on your doorstep. And what's more, considering how close you are to the seafront you're never far away from areas of outstanding beauty. Getting around is easy too. There's bus services to all towns and villages in the area and West Worthing Railway Station offers good links into Littlehampton, Brighton and London.

This retirement flat at Rotary Lodge is spacious, secure and beautifully designed. And your pets are always more than welcome here too. At Rotary Lodge, there is a variety of facilities and activities to suit you; however, you like to spend your time. You can pamper yourself in the hair and beauty salon or meet your friends for lunch in the restaurant; It's up to you. What's more the restaurant offers a choice of menu which gives you and your family peace of mind that a freshly prepared meal is available every day. Whether you choose to cook for yourself or eat in the restaurant the choice is yours.

Front door leading into the entrance hall with access to storage cupboard and access to all rooms. The bedroom offers a west facing double glazed window. The open plan kitchen, living space comprises of modern wall and base units with built in fridge/ freezer, dishwasher, oven and electric hob. The four piece bathroom comprises of walk in shower, paneled bath, wash hand basin and WC.

TENURE

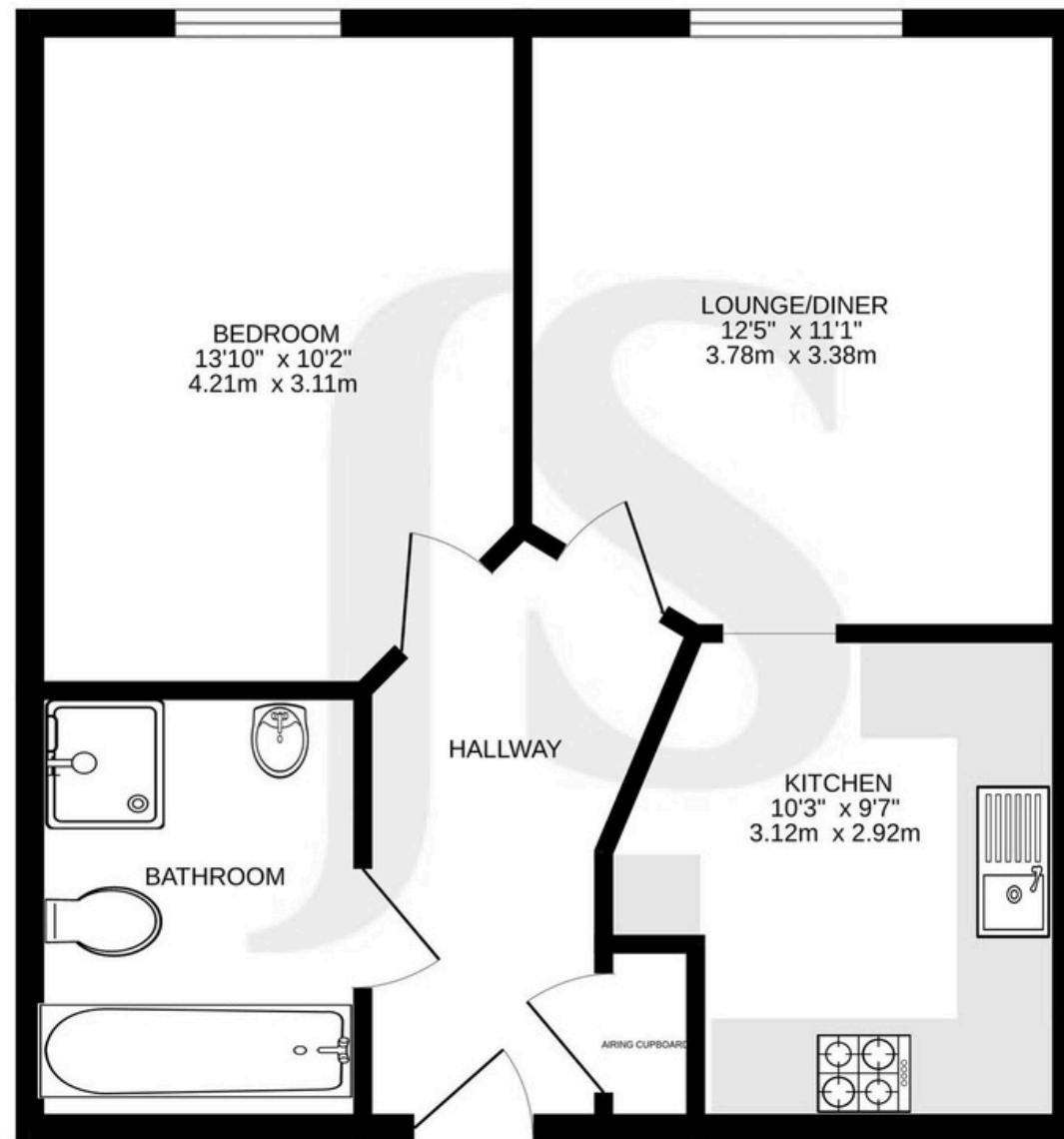
MAINTENANCE: Approximately £586.18 per month - includes buildings insurance, water rates, warden, care line, window cleaning, laundry room, cleaning of communal areas and gardening. Subsidised Meals: £3.25 per meal (lunch times)

GROUND RENT: Approximately £306.90 per year
COUNCIL TAX BAND B

75% Shared Ownership



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	

Property Details:

Floor area (as quoted by EPC: 52 sqm)

Tenure: Leasehold

Council tax band: B

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.