



Flat 5, Rotary Lodge, 32, St. Botolphs Road, Worthing, BN11 4JT

Asking Price of £240,000



We are pleased to present the opportunity to purchase a ground-floor apartment located in the highly sought-after Rotary Lodge retirement development. This apartment features two bedrooms, a west-facing lounge/dining room, a modern fitted kitchen, and a four-piece bathroom. Additionally, the property is offered with no onward chain.



Key Features

- 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
- Close To Local Shops & Amenities



2 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.

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.

TENURE

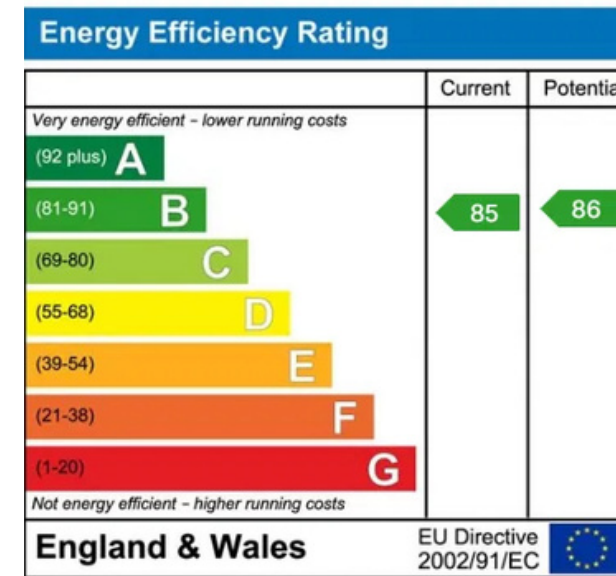
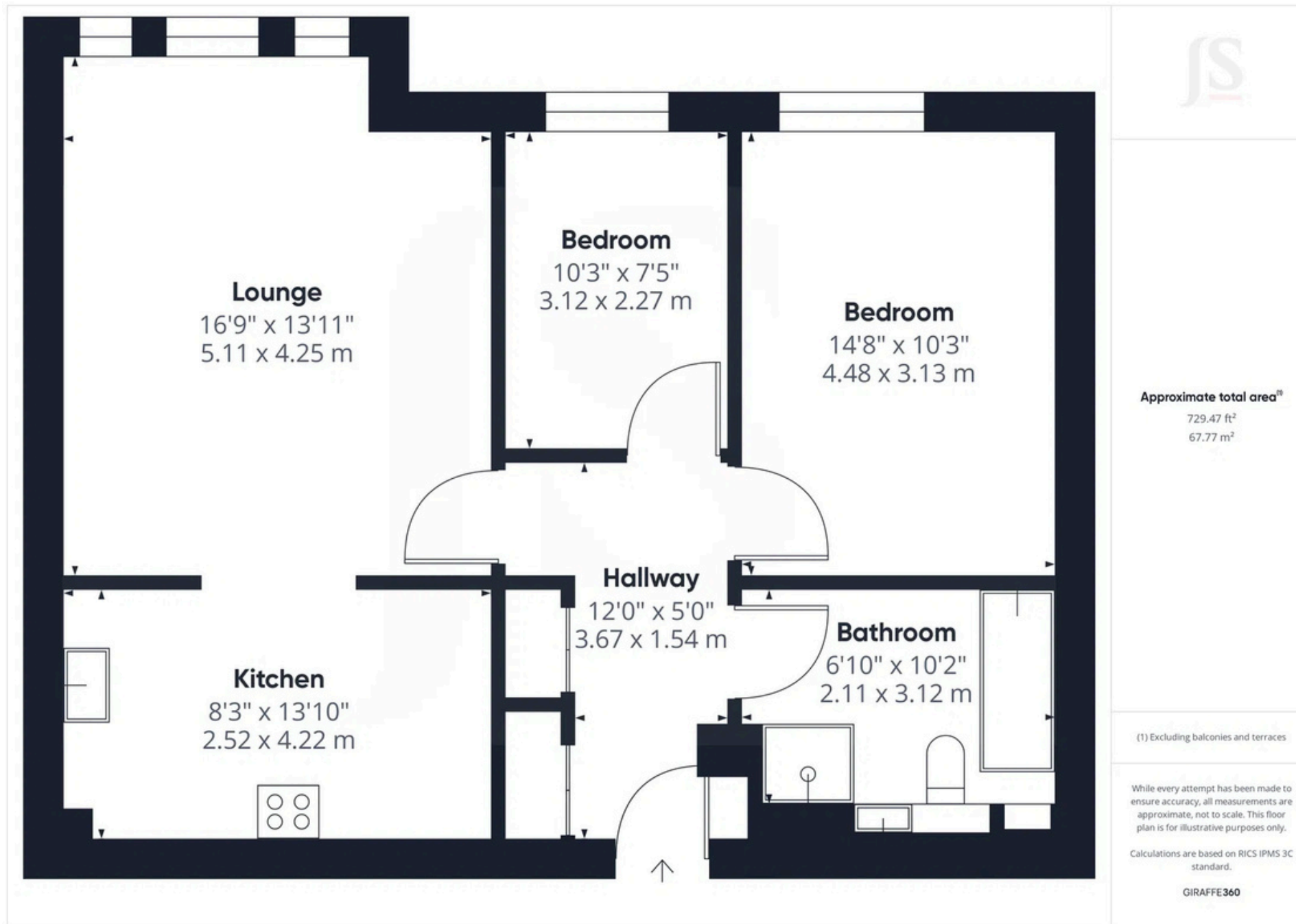
Leasehold

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





Property Details:

Floor area (as quoted by EPC: 52 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.