



41, Rotary Lodge, 32, St. Botolphs Road, Worthing, BN11 4JT
Asking Price of £220,000



We are delighted to offer the opportunity to purchase a top floor apartment situated in the sought after Retirement development of Rotary Lodge. The apartment offers two bedrooms, east facing lounge/ dining room, fitted modern kitchen and four piece bathroom. The property benefits from no ongoing chain.



Key Features

- Top Floor Apartment
- Two Bedrooms
- Lounge/ Dining Room
- Fitted Kitchen
- Modern Four Piece Bathroom
- On Site Resturant
- Laundry Room
- Communal Lounge & Gardens
- Residents & Visitors Parking
- No Ongoing Chain



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Accessed via a communal entrance with a secure fob entry system, the building features both stairs and a passenger lift leading to the top floor. The front door opens into a welcoming entrance hall, providing access to all rooms. The property boasts two well-proportioned bedrooms. The lounge is a standout feature, with an east-facing window offering stunning views. The lounge seamlessly flows into the kitchen, which is equipped with a range of wall and base units and integrated appliances, including a fridge/freezer, dishwasher, eye-level oven, and electric hob. The bathroom is modern and stylish, featuring a walk-in shower with a glass screen, a separate bath, a wash hand basin, and a 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.

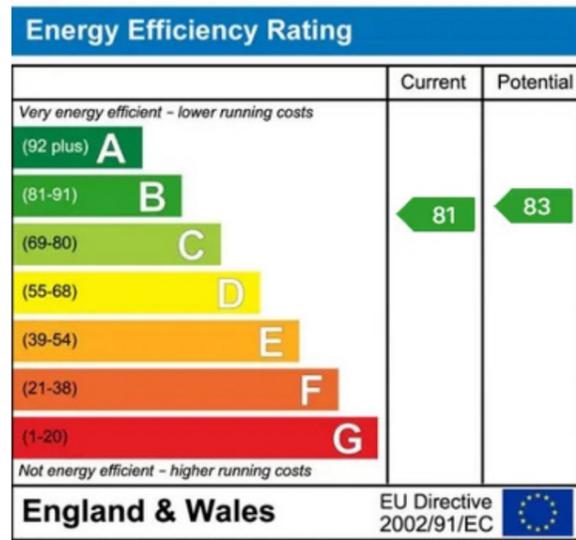
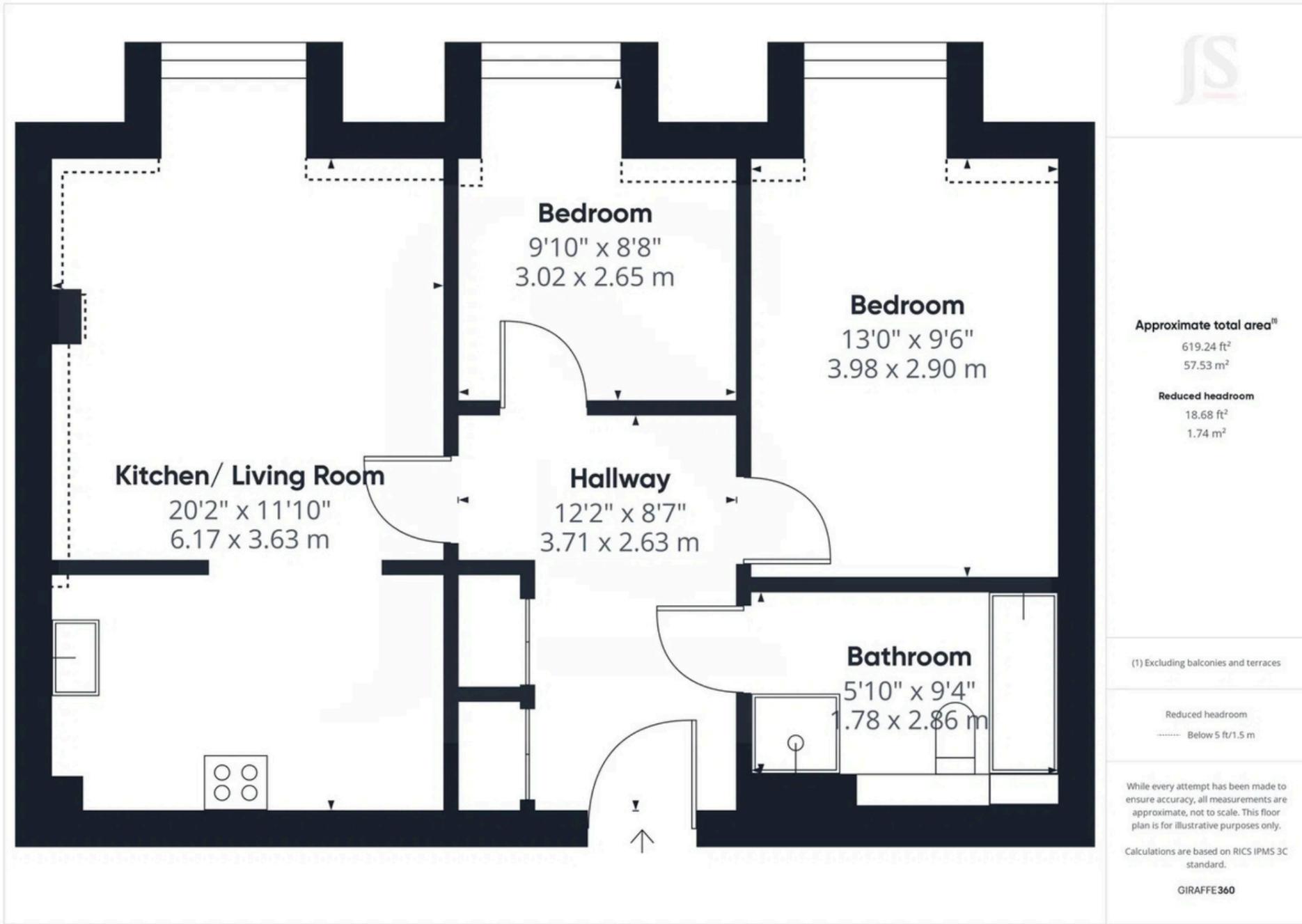
Ground Rent: £306.90 per year

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.





Property Details:

Floor area (as quoted by EPC: 52 sqm)

Tenure: Leasehold

Council tax band:

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.