



8 Rotary Lodge, St. Botolphs Road, Worthing, BN11 4JT

Guide Price £80,000



We are delighted to offer the opportunity to purchase a first floor apartment situated in the sought after Retirement development of Rotary Lodge. The apartment offers one bedrooms, east facing lounge/ dining room, fitted modern kitchen and four piece bathroom. The property benefits from no ongoing chain. The property is being sold as a 75% shared ownership.



Key Features

- First Floor Retirement Apartment
- One Bedroom
- Lounge/ Dining Room
- Fitted Kitchen
- Modern Four Piece Bathroom
- Communal Gardens & Laundry Room
- On Site Restaurant & House Manager
- CHAIN FREE
- 75% Shared Ownership



1 Bedrooms



1 Bathrooms



1 Reception Rooms

INTERNAL

Front door leading into the entrance hall with access to storage cupboard and access to all rooms, the apartment has recently be re carpeted. The bedroom overlooks the communal gardens. 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.

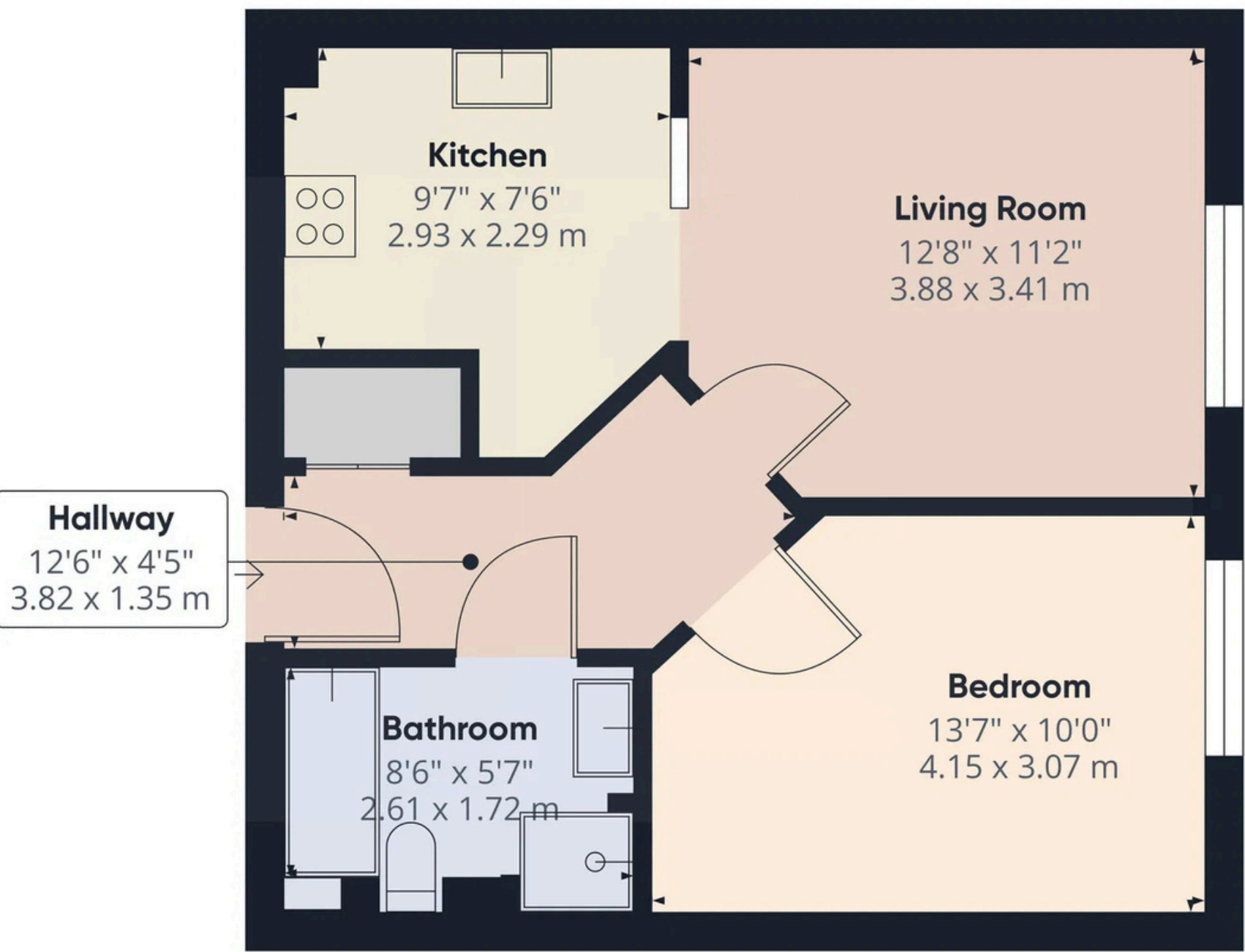
TENURE

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



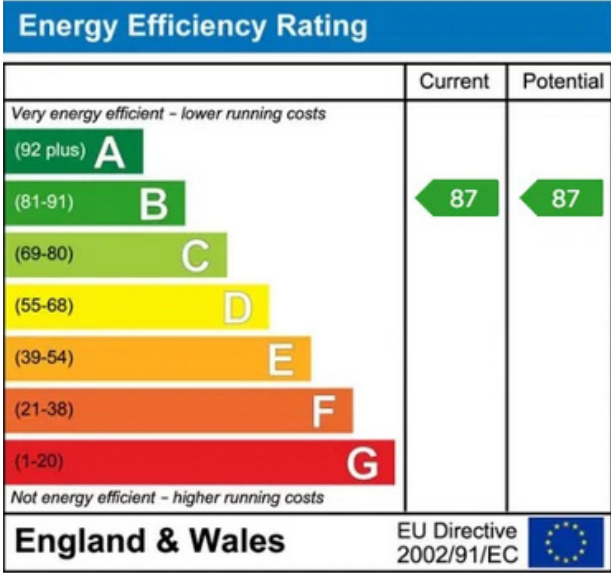


Approximate total area⁽¹⁾
472 ft²
43.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC: 47 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.