



14 Rotary lodge St. Botolphs Road, Worthing, BN11 4JT

Price £85,000

and company  
**bacon**  
Estate and letting agents



An opportunity to purchase this well presented first floor one bedroom retirement apartment conveniently located in the popular Rotary Lodge. Built in 2007, this property boasts a central location within close vicinity to local shops, transport links and seafront. The apartment comprises communal entrance, passenger lift and stairs rising to the first floor, entrance hall, lounge with West aspect windows, kitchen, double bedroom and bath/wet room/Wc. Residents also benefit from a house manager, communal lounge, conservatory, onsite restaurant, well maintained communal gardens, laundry room, health/beauty room, guest suite and residents/ visitors parking. Viewing highly recommended. CHAIN FREE.

- Retirement Apartment
- First Floor
- Westerly Aspect
- West Worthing
- Chain Free
- One Bedroom
- In House Residents Manager
- Viewing Advised

and company  
**bacon**  
Estate and Letting Agents



and company  
**bacon**  
Estate and Letting Agents



### Communal Entrance

With security entyphone system, stairs or passenger lift to the first floor.

### First Floor

Private front door opening to;

### Entrance Hall

Slimline electric heater. Airing cupboard with tank and slatted shelving over. Emergency pull cord.

### Lounge

3.87 x 3.43 (12'8" x 11'3")

Double glazed windows to the West aspect. Slimline electric heater. Opening to -

### Kitchen

3.06 x 2.96 (10'0" x 9'8")

Comprising work surface with cupboards and drawers under. Inset single drainer one and half bowl sink unit with mixer tap cupboards under. Integrated dishwasher. Range of matching wall cupboards with

under lighting. Fitted oven and hob with stainless steel extractor above. Integrated fridge/freezer. Part tiled walls.

### Bedroom

3.12 x 4.22 (10'2" x 13'10")

Double glazed window. Slimline electric heater.

### Bath / Wet room/ WC

2.06 x 2.68 (6'9" x 8'9")

Suite comprising panelled bath, corner wet area with shower, curtain and rail. Vanity surface with inset wash hand basin. Shaver point. Low level flush Wc. Tiled walls. Heated towel rail.

### Communal Facilities

Rotary Lodge offers a range of communal facilities which include communal lounge with kitchen area and on site restaurant which provide freshly cooked meals daily, conservatory which overlooks the attractive communal gardens, laundry room, electric buggy area, hair and beauty salon, residents and visitor parking.

### Communal Garden

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

### Resident and Visitors Parking

Located to the front of the development.

### Required Information

The residents now manage the property under the RTM / along with Priors.

Length of lease: 125 years from 1st April 2007 - 106 years remaining

Annual service charge: £395.32 per month 2026-2027 budget from April 1st

Annual ground rent: £255 pa

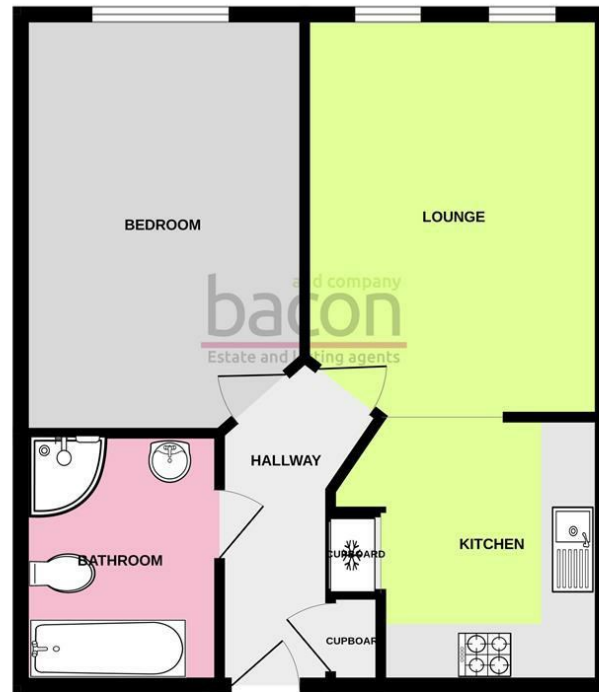
Council tax band: C

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



# FIRST FLOOR



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.  
Made with Metropix C2025

and company  
**bacon**  
Estate and letting agents

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 86                      | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.