



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

Asking Price £105,000



Well presented third floor one bedroom retirement apartment for over 55's. The apartment comprises secure communal entrance, lift and stairs to the third floor, private front door to the entrance hall, lounge with views across to the South Downs, kitchen with integrated appliances, double bedroom and bathroom with separate shower. Residents also benefit from a house manager, communal lounge, conservatory, onsite restaurant with dining area, well maintained communal gardens with outside seating, free to use laundry room, heath/beauty room, two great value guest suites and residents/visitors parking. The development is conveniently within close proximity to local shops, transport links and Worthing seafront.

- Reduced Management Fees
- Top Floor Apartment
- One Bedroom
- Immaculate Condition
- Views To The South Downs
- Lift Access
- Residents & Visitor Parking
- Communal Lounge, Restaurant, Guest Suite, Laundry Room and Landscaped Gardens
- Chain Free





Communal Entrance

Secure entry phone system. Welcoming communal entrance hall with lift & stair access to the third floor. The communal facilities can also be accessed via the ground floor.

Private Apartment Door To;

Hallway

Electric wall mounted 'Dimplex' heater. Dome ceiling light. Cupboard housing hot water cylinder, fuse box, electric meter and providing additional storage.

Lounge

4.56 x 3.50 (14'11" x 11'5")

Great views across to the South Downs via three double glazed windows. Carpet. Space for lounge furniture whilst also accommodating space for a dining table. Electric 'Dimplex' wall mounted heater. Two pendant lights. Leading through to the open plan kitchen.

Kitchen

2.99 x 2.13 (9'9" x 6'11")

Matching base and wall mounted cabinets. Worktop incorporating 1.5 bowl sink with c-spout mixer tap and drainer. Integrated cooker. Electric hob above and extractor fan above. Space for under counter washing machine or dishwasher. Integrated fridge/freezer. Spotlights.



Bedroom

4.16 x 2.99 (13'7" x 9'9")

Double bedroom with views across to the South Downs. Carpet. Pendant light. Double glazed window. Electric 'Dimplex' wall mounted heater.

Bathroom

2.38 x 1.72 (7'9" x 5'7")

Fully tiled contemporary bathroom. Full sized bath with mixer tap shower attachment. Separate walk in shower enclosure with riser rail shower. The walk in shower is fitted with grab rails and a fold down shower seat for easy accessibility. Concealed cistern WC. Heated towel rail. Integrated shelving. Sink with mirror and spotlights above.

Communal Facilities

Rotary Lodge offers a range of communal facilities which include the recently redecorated communal lounge with kitchenette area and on site restaurant which provide freshly cooked meals daily, conservatory which overlooks the attractive communal gardens with outside seating, laundry room at no additional cost, electric buggy area at no additional cost, hair and beauty salon, residents and visitor parking.



Communal Gardens

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

Residents & Visitors Parking

Located to the front of the development on a first come, first served basis. Free addition on street parking is also available.

Required Information

The residents now manage the property under the RTM / along with Priors. This has resulted in a significant reduction in the annual service charge.

Length of lease: 105

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

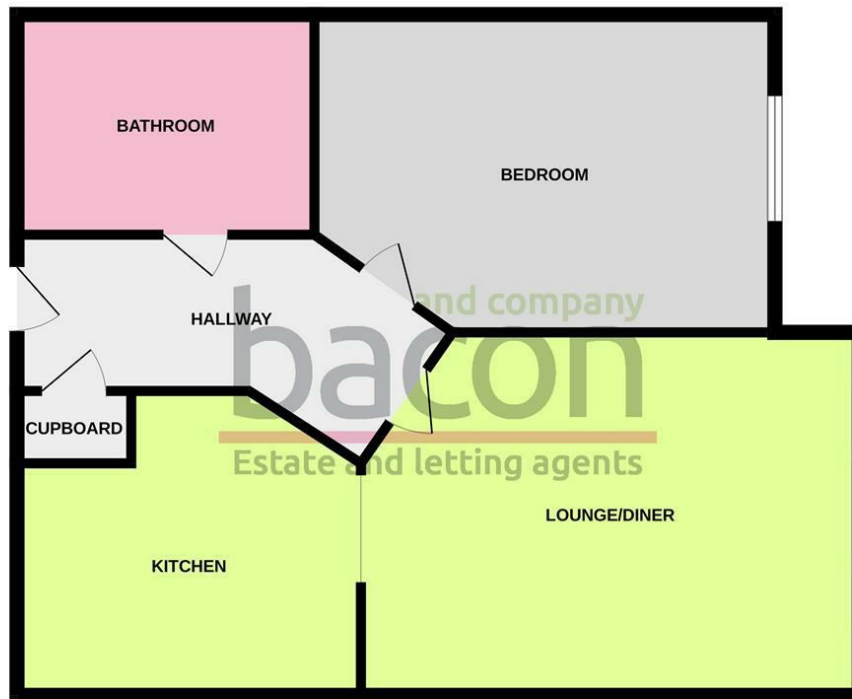
Annual ground rent: £255 pa

Council tax band: B

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



THIRD 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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	

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



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