

WEST WORTHING OFFICE

4 Wallace Parade, Goring Road, Worthing, BN12 4AL

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Rotary Lodge, St. Botolphs Road, Worthing BN11 4JT | Asking Price Of £220,000

- Two Bedroom Retirement Apartment
- Double Glazed Windows
- Modern Kitchen/Breakfast Room
- Laundry Room
- Chain Free
- Ground Floor
- Electric Heating
- Lounge/Diner
- Residents Conservatory
- Communal Facilities & Communal Gardens



Jacobs Steel are delighted to be able to offer for sale this superb two bedroom, ground floor retirement flat for sale in Rotary Lodge; with the benefit of no ongoing chain.

Internally the property has a spacious entrance hall with a good sized lounge/diner opening into the kitchen, two double bedrooms and a spacious bathroom, with bath and walk in shower.

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.

At Rotary Lodge you and your family can take comfort in knowing that help is on hand; if you need it. There are emergency response alarms in every flat. So you can call for help at the push of a button; 24 hours a day.



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.

COMMUNAL HALL: Security entrance phone, wc, salon, restaurant, communal lounge and laundry room.

Private entrance to:

ENTRANCE HALL: Built in cupboard, airing cupboard, night storage heater and alarm pull cord.

LOUNGE/DINER: 17' 7" x 13' 8" (5.36m x 4.17m) Night storage heater and double glazed window.

MODERN KITCHEN: 13' 8" x 7' 6" (4.17m x 2.29m)
Comprising of a range of units with built in oven, hob and extractor above, integrated fridge/freezer and dishwasher.

BEDROOM ONE: 13' 2" x 8' 10" (4.01m x 2.69m) Night storage heater and double glazed window.

BEDROOM TWO: 10' 8" x 7' 8" (3.25m x 2.34m) Night storage heater and double glazed window.

BATH/ SHOWER ROOM: Panelled bath, walk in shower cubicle, extractor, wash hand basin and dose coupled wc.

OUTSIDE:

WELL TENDED COMMUNAL GARDENS: with seating area.

COMMUNAL FACILITIES: lounge, kitchenette, conservatory & laundry room

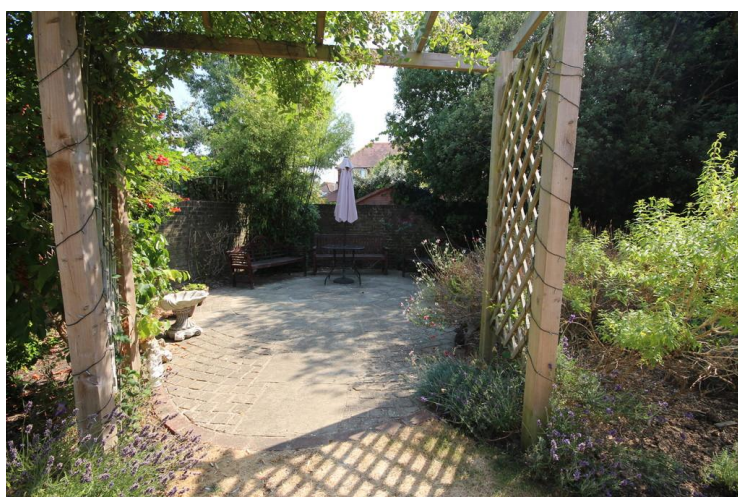
RESIDENTS ON SITE RESTURANT & SALON

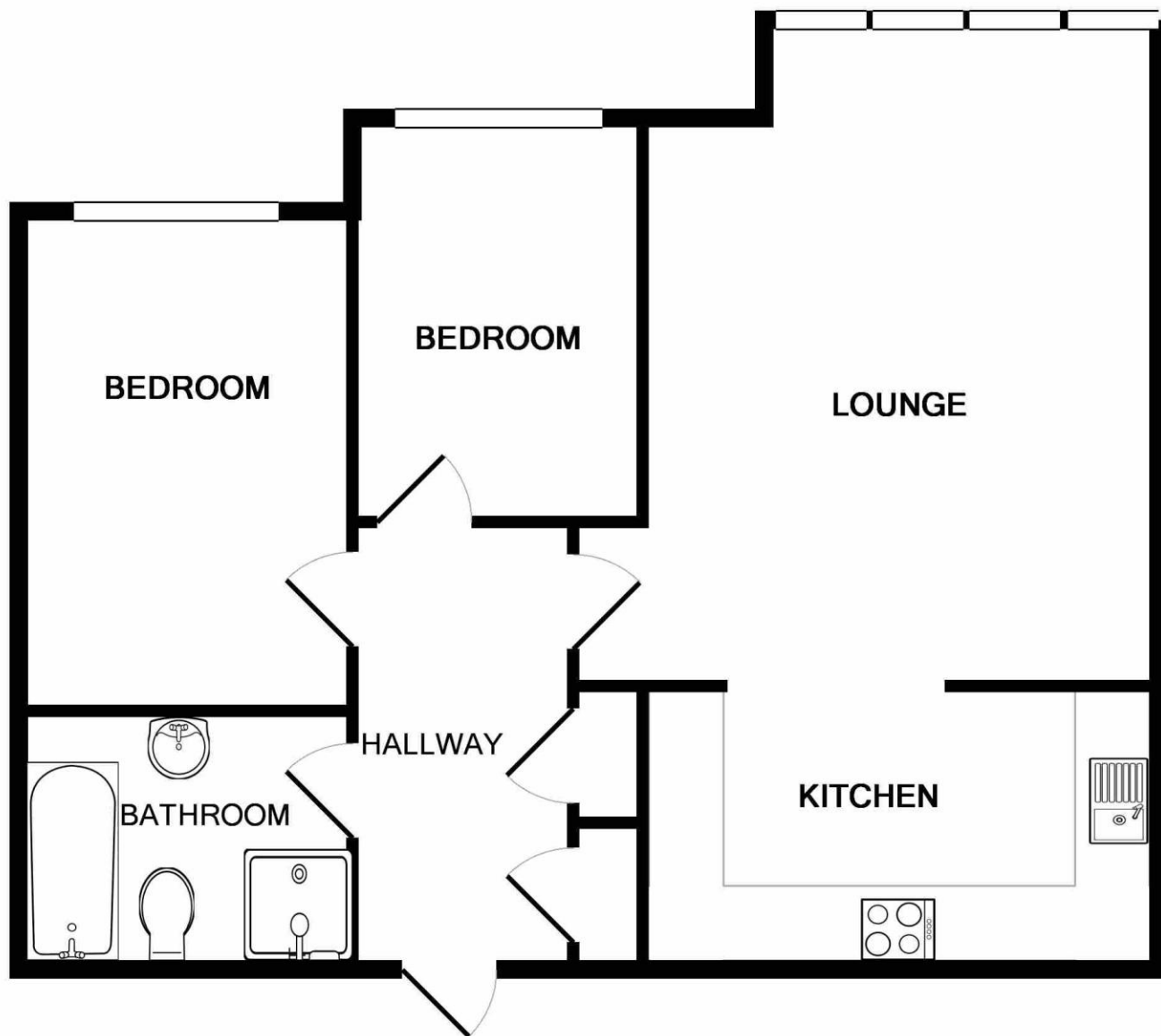
LEASE: Approx. 125 years

SERVICE CHARGE: £479.99 per month Per month - indudes buildings insurance, water rates, warden, care line, window cleaning, laundry room, cleaning of communal areas, gardening.

Subsidised Meals: £3.25 per meal (lunch times)

GROUND RENT: £306.90 per year





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Floor Area

721 sq ft / 67 sq m - floor area is quoted from the EPC

Tenure

Leasehold

Council Tax

Band D Worthing Borough Council

Viewing Arrangements

Strictly by appointment

Contact Details

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01903 506080

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	77
EU Directive 2002/91/EC		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	68	68
EU Directive 2002/91/EC		
England, Scotland & Wales		

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.