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Flat 35, Rotary Lodge, 32 St. Botolphs Road - BN11 4JT

£105,000







Flat 35

Rotary Lodge, Worthing

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.

Council Tax band: B

Tenure: Leasehold

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

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.

Ground Floor
Front 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
14′ 9″ x 11′ 6″ (4.50m x 3.50m)
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
9′ 6″ x 6′ 11″ (2.90m x 2.10m)
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

13′ 5″ x 9′ 10″ (4.10m x 3.00m)

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

Bathroom

7′ 10″ x 5′ 7″ (2.40m x 1.70m)

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 GARDEN

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

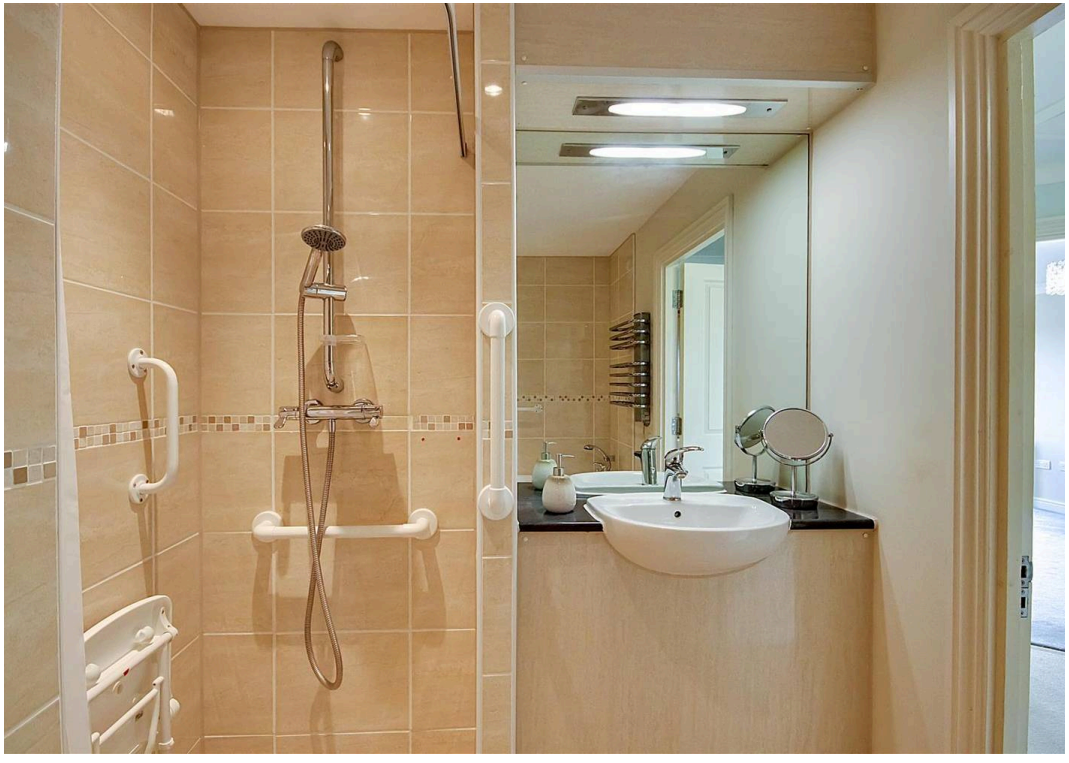
Off street parking

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



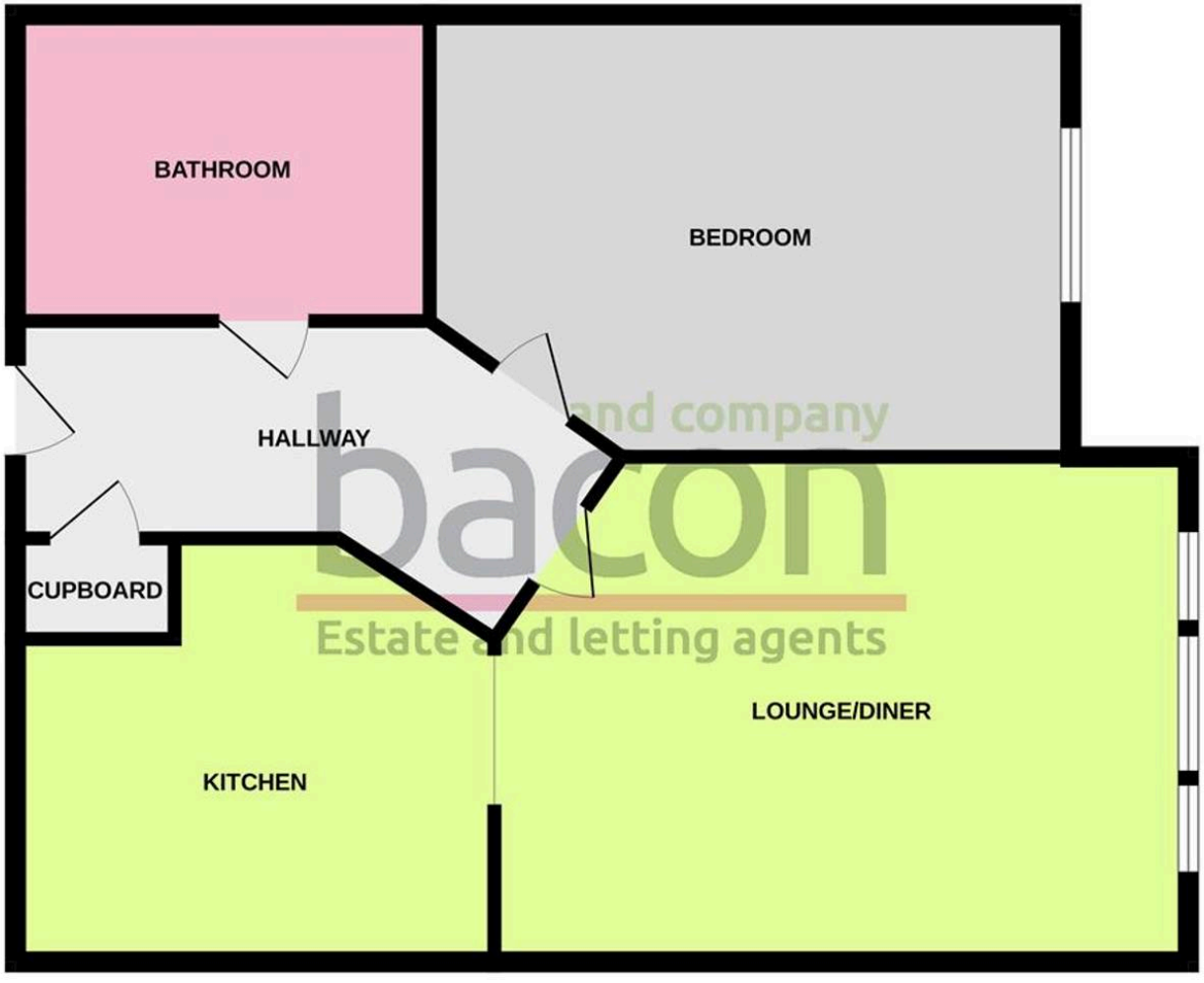








THIRD FLOOR



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