



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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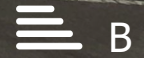
119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



Flat 37 Rotary Lodge St. Botolphs Road  
Worthing, BN11 4JT

Guide price £120,000



## Flat 37 Rotary Lodge St. Worthing, BN11 4JT

James & James Estate Agents are delighted to bring to the market this beautifully presented one bedroom TOP FLOOR retirement apartment positioned in a popular West Worthing Location.

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.

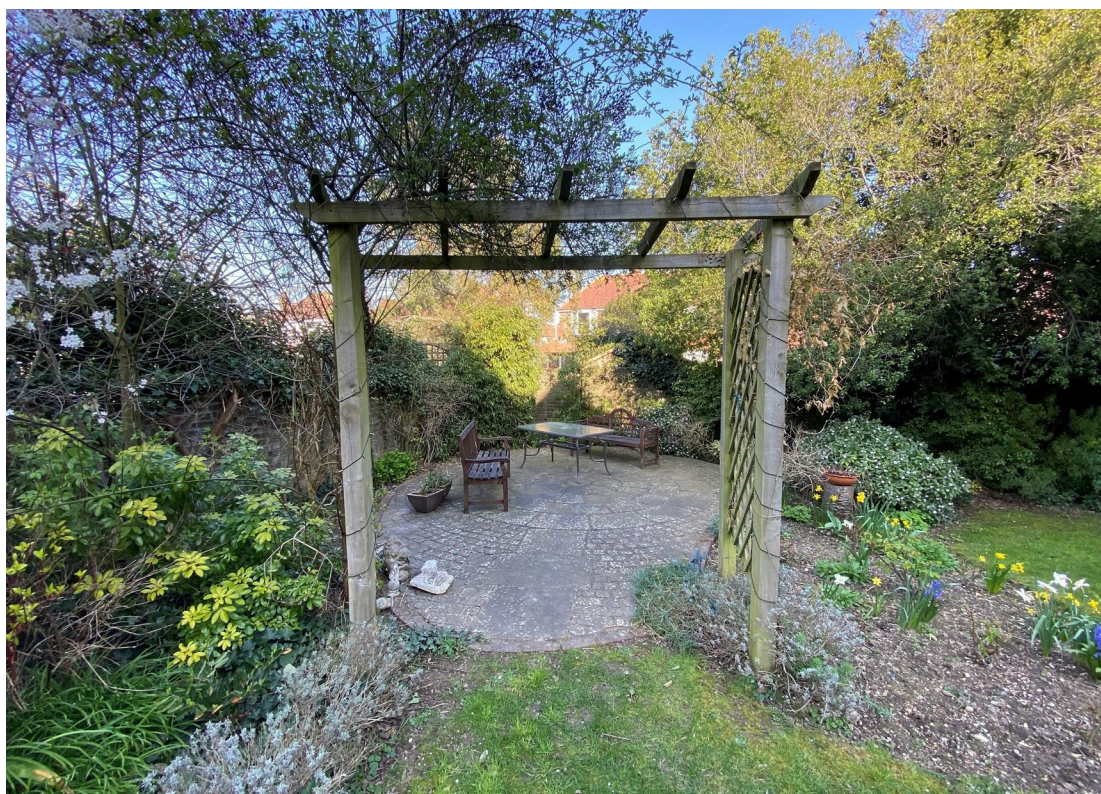
What's more the restaurant offers a choice of menu which gives you and your family peace of mind that a freshly prepared meal is available every day. 2. Restaurant lunch is "subsidised" and afternoon tea can be ordered to take back to your flats. Whether you choose to cook for yourself or eat in the restaurant - the choice is yours.

Security Entrance  
Passenger Lift/Stairs





- Lounge  
13'7 x 10'9 (4.14m x 3.28m)
- Kitchen  
9'11 x 9'3 (3.02m x 2.82m)
- Bedroom  
13' x 10'10 (3.96m x 3.30m)
- Bathroom/Shower Room
- Communal Gardens
- Communal Facilities



## Floor Plan



## Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

