JAMES&JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770
e: salesenquiries@jamesandjamesea.co.uk
119 | George V Avenue | Worthing | BN11 5SA

BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE

Flat 17, Rotary Lodge 32, St. Botolphs Road

, Worthing, BN11 4JT

Guide price £70,000

Leasehold Council Tax Band B

1 1 1 B

We are delighted to bring to the market this fantastic CHAIN FREE, one bedroom, FIRST FLOOR retirement apartment positioned in a popular West Worthing Location. 75% Shared Ownership.

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.

The accommodation comprises, entrance hall with censored lighting, WEST FACING living room with JULIET BALCONY, modern fitted kitchen with a range of base and eye level units, double bedroom with FITTED WARDROBES and wet room with bath and shower.

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. 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.

Lease years remaining - 107
Service charge - £586 PCM (approx)

Entrance Hall

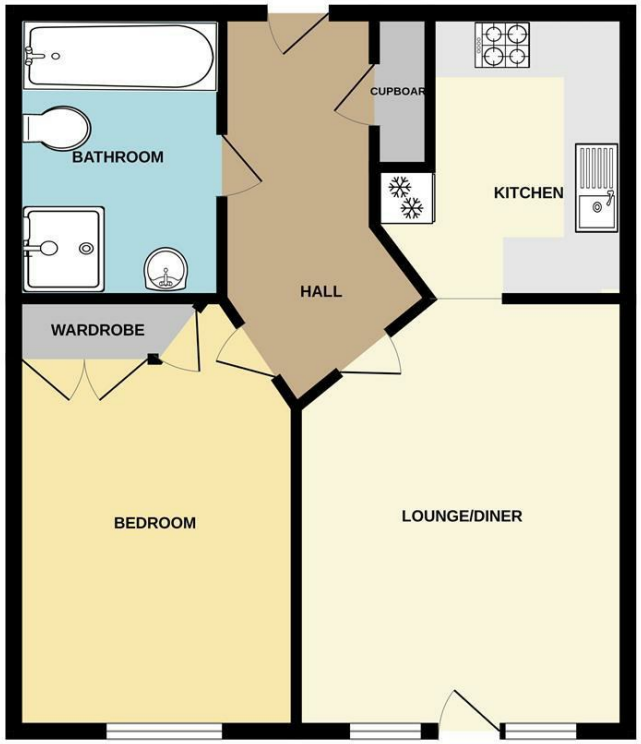
Living Room With Juliet Balcony
23'9 x 11'9 (7.24m x 3.58m)

Kitchen Area
13'10 x 9'4 (4.22m x 2.84m)

Double Bedroom With Fitted Wardrobes
13'10 x 9'10 (4.22m x 3.00m)

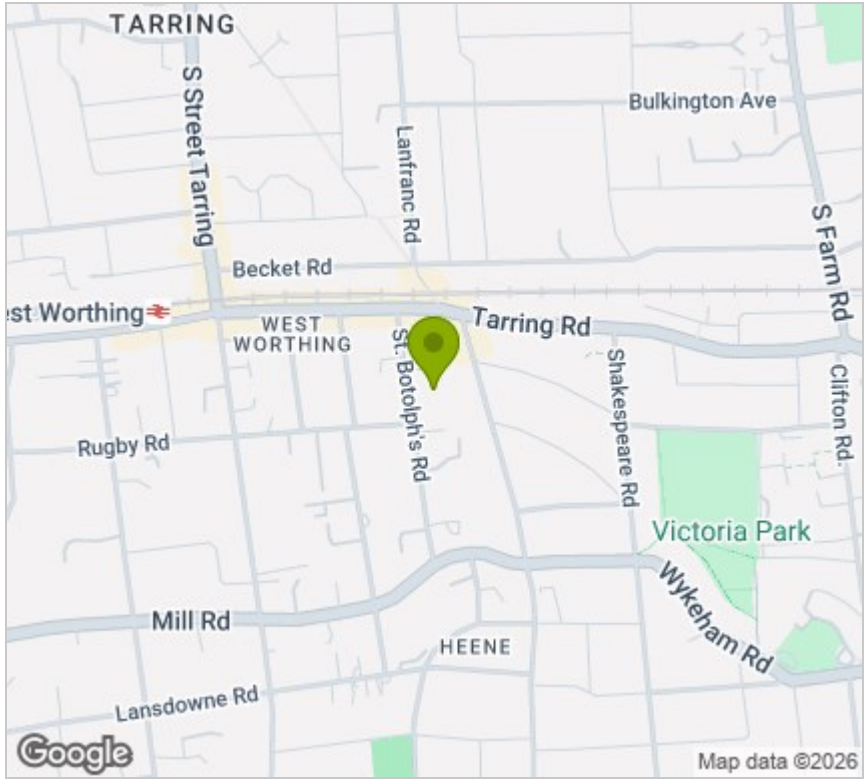
Wet Room With Bath And Shower
8'7 x 5'10 (2.62m x 1.78m)

Floor Plan

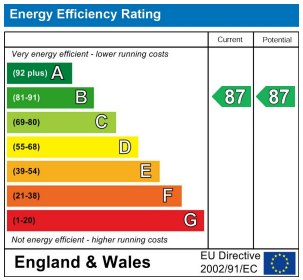


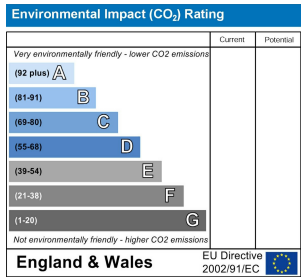
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2025

Area Map



Energy Efficiency Graph





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

TDS Tenancy Deposit Scheme member
The Property Ombudsman
naea propertymark PROTECTED