

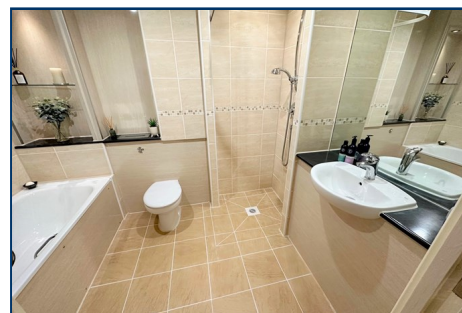
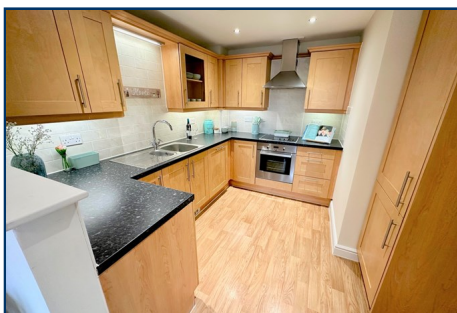


**IAN WATKINS**  
Estate Agents

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**A WELL PRESENTED 1 BEDROOM RETIREMENT APARTMENT WITH NO ONGOING CHAIN**

- Modern fitted kitchen
- Modern fitted bathroom/shower room
- Resident & visitor parking
- On site restaurant
- Laundry, hair & beauty salon
- Communal lounge & kitchen
- Communal Conservatory
- Attractive communal gardens

**£115,000 LEASEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this well presented one bedroom retirement flat in Worthing, within the popular Rotary Lodge development, built in 2007. The property is close to local shopping facilities with a variety of restaurants, cafe's and small independent stores, bus routes, railway station, Town Centre which boasts two theatres and two cinemas, and also a Grade II listed pier on the Seafront.

The accommodation features spacious entrance hall, lounge/dining room, feature modern fitted kitchen in pristine condition and a bath/wet room. There are outstanding communal facilities including an on site restaurant providing subsidised meals.

Outside there is resident and visitors parking and attractive landscaped communal gardens. Further features include new carpets in June 2023, double glazing and no ongoing chain. Viewing is highly recommended.

Accommodation in brief comprises:

#### **COMMUNAL FRONT DOOR -**

With security entryphone system to -

#### **COMMUNAL ENTRANCE**

Stairs or passenger lift to the third floor.

#### **FRONT DOOR WITH SPYHOLE TO -**

#### **SPACIOUS ENTRANCE HALL**

Electric Dimplex heater, emergency pull cord, airing cupboard with hot water tank and slatted shelving over, coved and flat ceiling.

#### **LOUNGE/DINING ROOM - 3.86m x 3.43m (12' 8" x 11' 3")**

West facing with double glazed windows, Dimplex storage heater, power points, TV point, coved and flat ceiling, opening to -

#### **FEATURE MODERN FITTED KITCHEN - 3m x 2.92m (9' 10" x 9' 7")**

Comprises an excellent range of modern fitted units inset 1 1/2 bowl sink unit with mixer tap and cupboards under, work top surfaces adjacent with cupboards and drawers under and eye level cupboards over, fitted Zanussi oven with 4-ring hob and stainless steel extractor over, integrated dishwasher, integrated fridge/freezer, part tiled walls, flat ceiling with spotlights.

#### **BEDROOM - 4.22m x 3.18m (13' 10" x 10' 5")**

West facing with double glazed window, slimline Dimplex storage heater, coved and flat ceiling, space for freestanding wardrobes, TV point and telephone point.



#### **SUPERB BATHROOM/WET ROOM**

White suite comprising bath with twin handgrips, shower attachment, WC, shower area with fitted shower, wash hand basin inset into vanity unit with mirror splashback, tiled floor with underfloor heating, attractive tiled walls, shelving area with inset lighting, heated towel rail, flat ceiling with spotlights.

#### **COMMUNAL FACILITIES**

The property has good communal facilities including communal lounge with kitchen area and on site restaurant which provide freshly cooked meals daily, conservatory which overlooks the attractive communal gardens, laundry room, electric buggy area, hair and beauty salon, residents and visitor parking.



Communal Conservatory

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.



Communal Restaurant

## **OUTSIDE**

### **RESIDENT AND VISITOR PARKING**

### **ATTRACTIVE COMMUNAL GARDENS**

Communal gardens are beautifully maintained and landscaped with outside patio area complete with attractive table and chairs.



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