

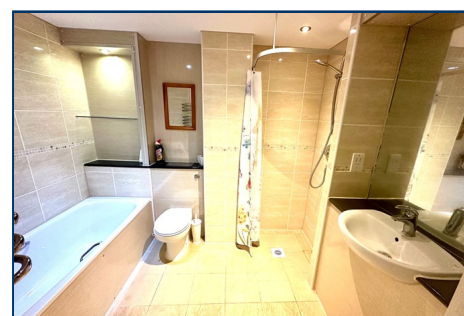
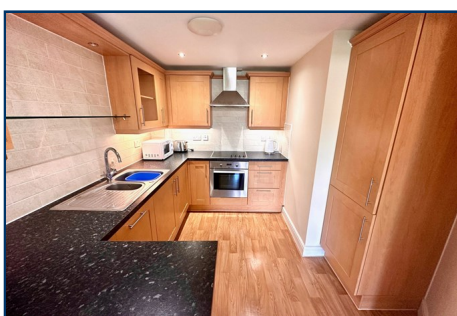


**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



St Botolphs Road, Worthing, West Sussex, BN11 4JT

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

- Modern Fitted Kitchen
- Modern Fitted Bathroom/Wet Room
- Resident & Visitor Parking
- On Site Restaurant
- Laundry, Hair & Beauty Salon
- Communal Lounge & Kitchen
- Communal Conservatory
- Attractive Communal Gardens

**£112,950 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 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 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 second floor.

**FRONT DOOR WITH SPYHOLE TO -**

**SPACIOUS ENTRANCE HALL**

Slimline electric heater, airing cupboard with tank and slatted shelving over, coved and flat ceiling, emergency pull cord.

**LOUNGE - 3.86m x 3.43m (12' 8" x 11' 3")**

Double glazed window with Juliette balcony, slimline electric heater, emergency pull cord, coved and flat ceiling, opening to -

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

Comprising inset single drainer 1 1/2 bowl sink unit with mixer tap, cupboards under, integrated dishwasher, worktop surface either side with cupboards and drawers under, eye level cupboards over, fitted oven and hob with stainless steel extractor, integrated fridge/freezer, part tiled walls, emergency pull cord, flat ceiling with spotlights.

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

Double glazed window, slimline electric heater, fitted wardrobes with mirror fronted doors, coved and flat ceiling, emergency pull cord.

**BATHROOM/WET ROOM**

Comprising modern white bath with twin handgrips and telephone style shower attachment, corner wet area with shower, curtain

and rail, wash hand basin inset into vanity display surface, with concealed lighting over, shaver point, WC, glass shelving, attractive tiled walls, tiled floor, heated towel rail.

**COMMUNAL FACILITIES**

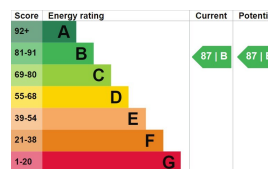
The property has good communal facilities including communal lounge with kitchen area and on site restaurant which provide freshly cooked meals daily, conservatory which overlooks the attractive communal gardens, laundry room, electric buggy area, hair and beauty salon, residents and visitor parking.

**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.



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.