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**Hanover Property Management Limited** provides a range of services to meet the needs of private sector developers and housing organisations in both the leasehold and freehold retirement markets. Hanover Property Sales is an agency service for people who wish to buy or sell a Hanover Property Management retirement property.

When considering a move to a Hanover development, we can help make the purchase process as smooth as possible. Additionally, our staff are specially trained to provide advice and to help you claim any relevant financial benefits that you might be entitled to. We want to make your next move as easy and worthwhile as possible.

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# Rotary Lodge Worthing

*A unique retirement  
development of 40 one &  
two bedroom apartments*





*Independence for life*

### ***The Development...***

Hanover EasyLiving is pleased to offer this unique retirement development of 40 one and two bedroom apartments to those over 60 years of age who want to continue to maintain their property investment. The luxurious accommodation provides an easy to manage life style, with 12 of the properties available on a shared ownership basis (subject to criteria). Rotary Lodge is situated off Tarring Road and has been developed in partnership with Worthing Borough Council.

## **Rotary Lodge Worthing**

### ***Living in Worthing...***

With a population of around 100,000, Worthing is the largest town in West Sussex and is a bustling modern commercial centre. The town lies on the coastal plain bounded to the north by the outstanding natural beauty of the South Downs and to the south by the English Channel.

It is the town's geographical situation, offering dual attractions of beautiful countryside and sea, which over the years has been the primary reason for the town's popularity and growth.







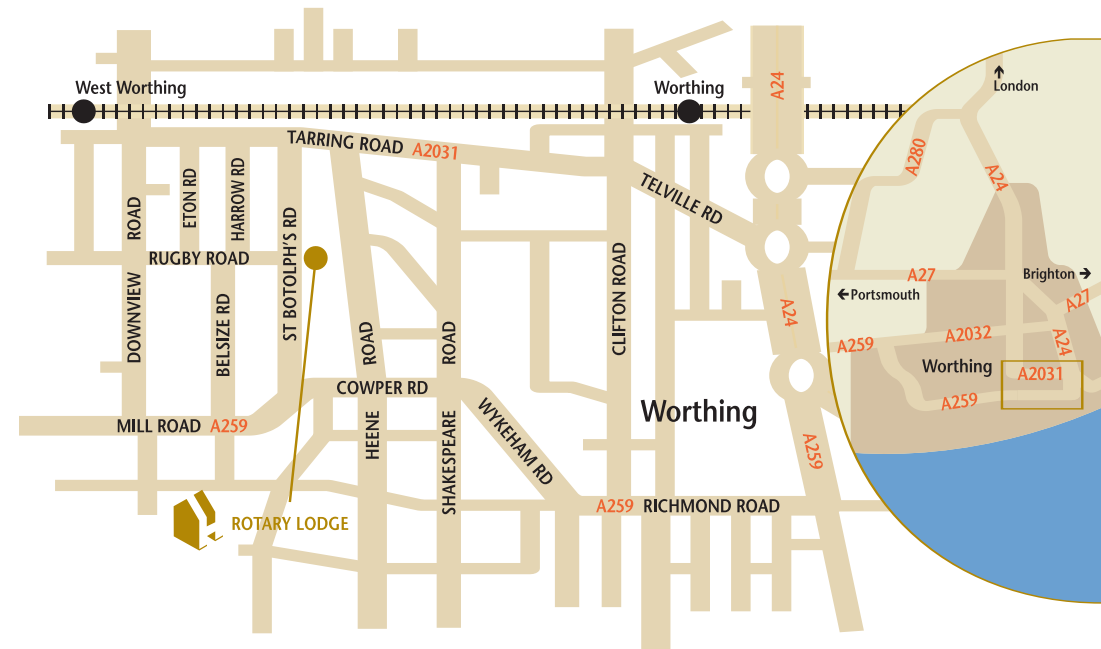
# The Location

Rotary Lodge is situated in St. Botolphs Road, Worthing, off Mill Road – the A259.

Worthing has all the amenities one would expect in a town of its size. It is the premier shopping centre in West Sussex with an excellent variety of specialist shops, well-established family businesses, department stores, chain stores and supermarkets. All serve the local population and a very large surrounding area. The modern town centre is located just off the seafront and is mainly pedestrianised.

Within easy reach of Worthing there are numerous areas of outstanding beauty and places of natural and historic interest, which offer excellent opportunities for walkers and many an interesting day out.

As well as offering a rich and varied history and pleasant surroundings, Worthing has all the necessary ingredients to ensure a bright and prosperous future for those who choose to make it their home.



## Transport Links

Transport links from Rotary Lodge are good, with bus routes at both main roads. The local train station, West Worthing, is approximately 500 yards from Rotary Lodge, with good links into Littlehampton, Brighton and London.

## Design and Build

*Fitted kitchen with integral hob and oven, dishwasher, cooker hood and concealed lighting.*

*Bathrooms with bath and shower fitting, plus separate level access shower, WC and basin. Fitted units and feature lighting. Ceramic tiled floor with under floor heating and heated towel rail.*

*Flooring included from our range*

*Electric heating*

*CCTV*

*24 hour emergency alarm*

*Visual door entry system*

# The Properties

Rotary Lodge has a variety of apartment layouts and room sizes, but all have open plan living rooms with kitchen and dining areas and full bathrooms with separate level access showers. The kitchens include a range of integrated appliances, chrome downlighters and contemporary wall tiling.

The building features large windows to maximise light and views of the landscaped gardens, whilst the Juliet balconies are an attractive addition to the building's exterior. The lounge and dining area features a conservatory overlooking the communal garden area, which is screened from public view.

Rotary Lodge has lift access to all floors and several car parking spaces.



# Site Plan

## Facilities

*Estate Manager's office*

*Residents' lounge*

*Conservatory*

*Dining area*

*Guest room*

*Beauty treatment room*

*Laundry*

*Buggy store*

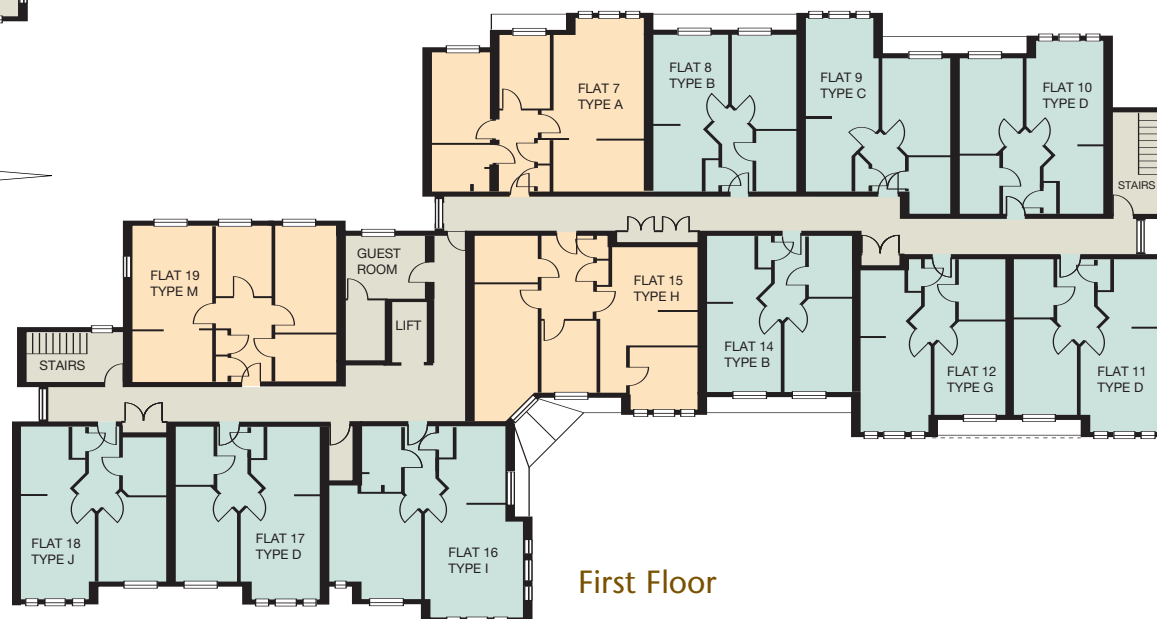
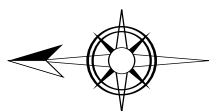
*Car parking*

*Lift to all floors*

*Landscaped gardens*

*Wheelchair accessible throughout*





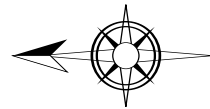
# General Floor Plans



Second Floor

## Key

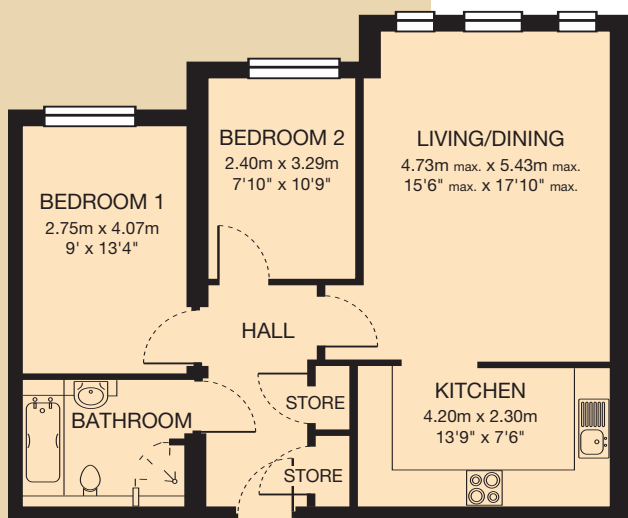
-  One Bedroom
-  Two Bedroom
-  Communal Areas



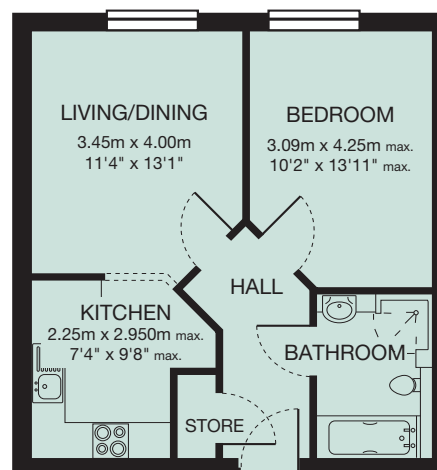
Third Floor



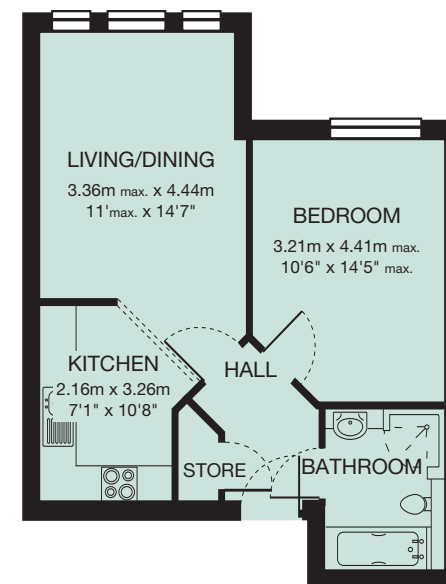
# Individual Flat Layouts



FLAT TYPE **A**

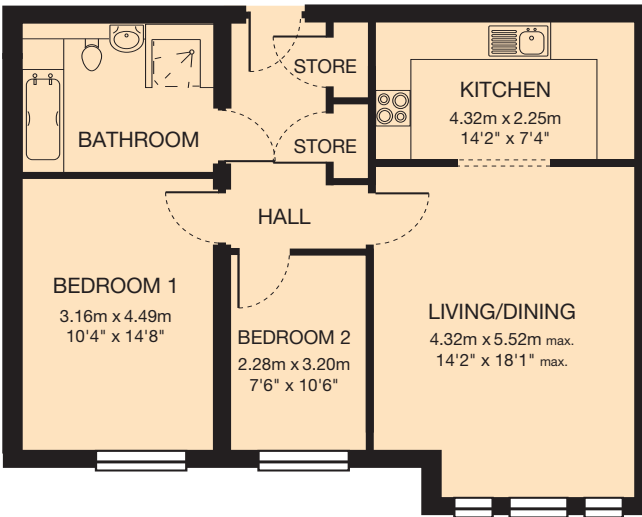
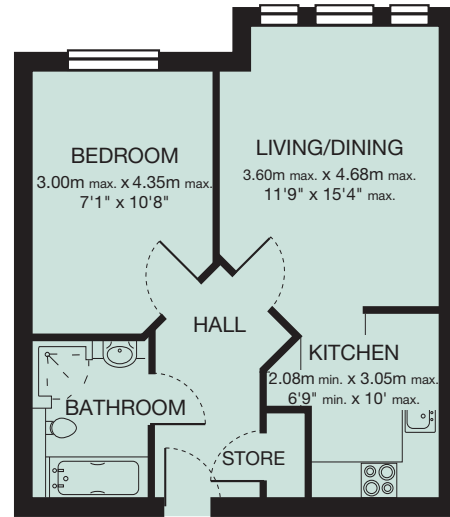


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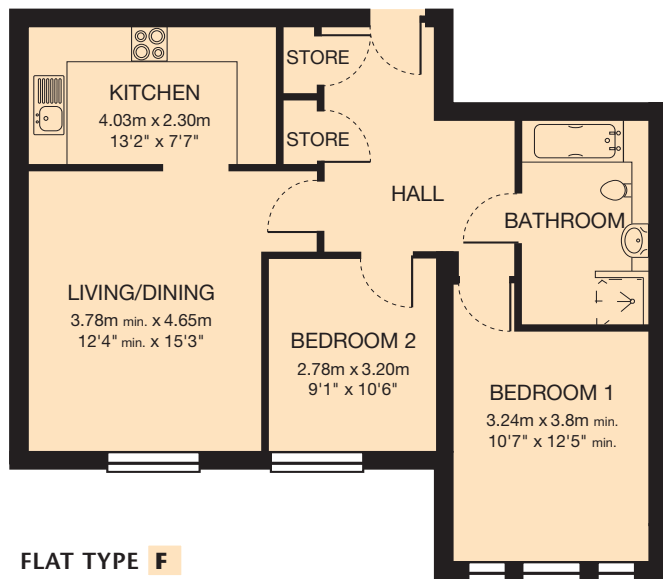


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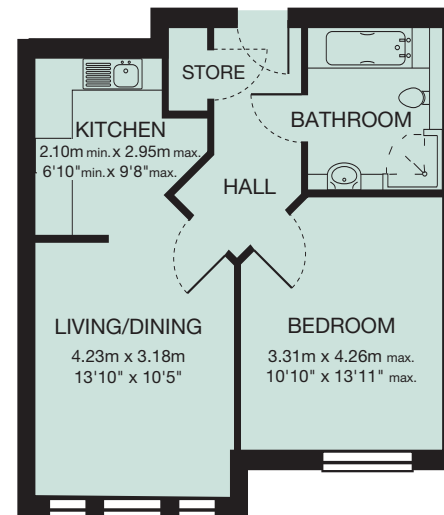
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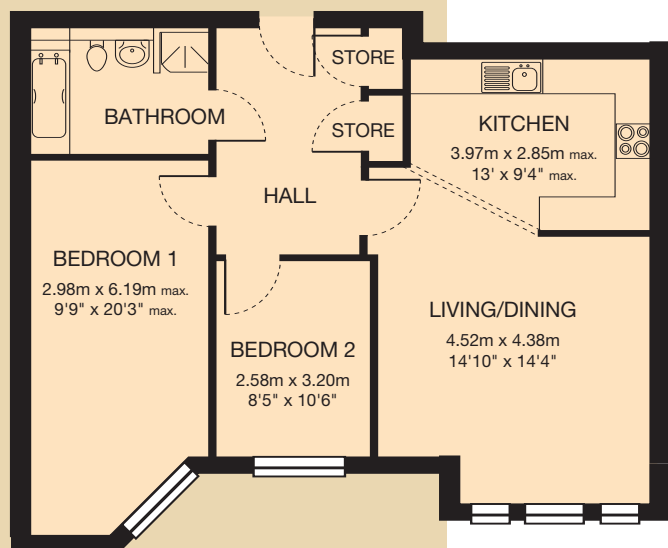
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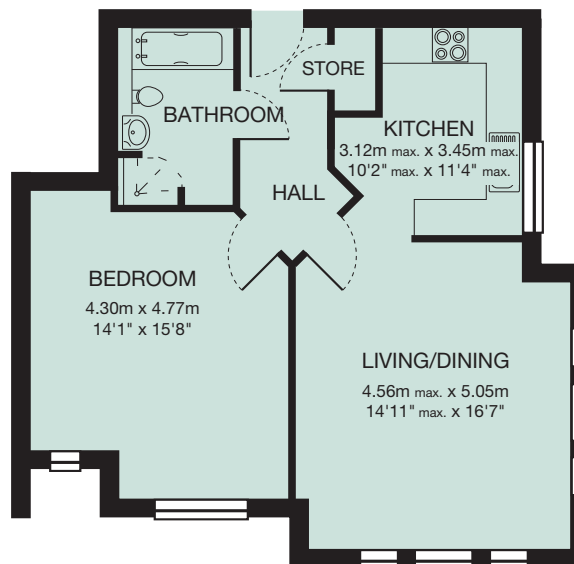
FLAT TYPE **F**



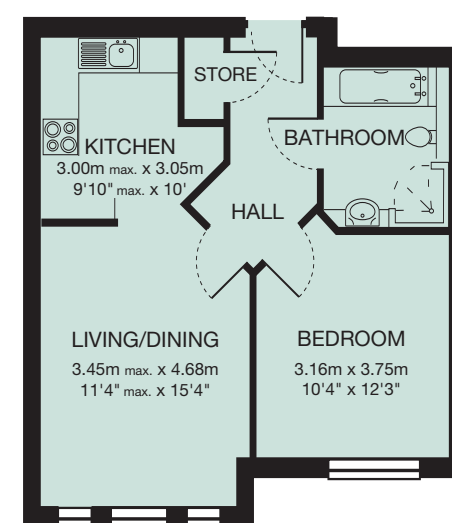
FLAT TYPE **G**



FLAT TYPE **H**

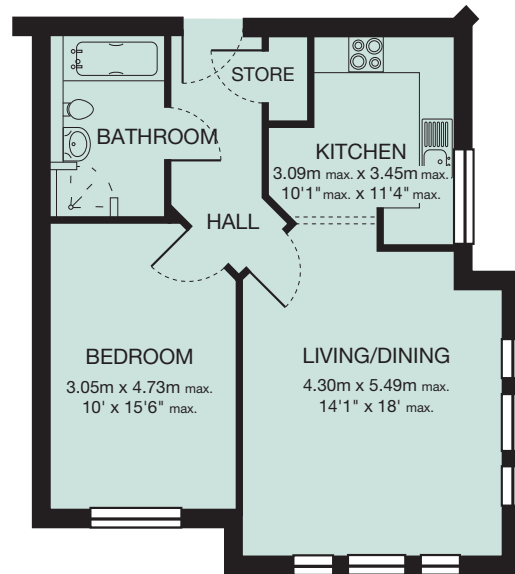


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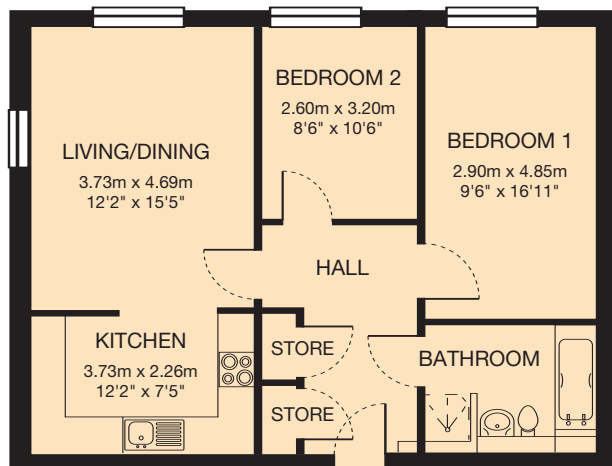
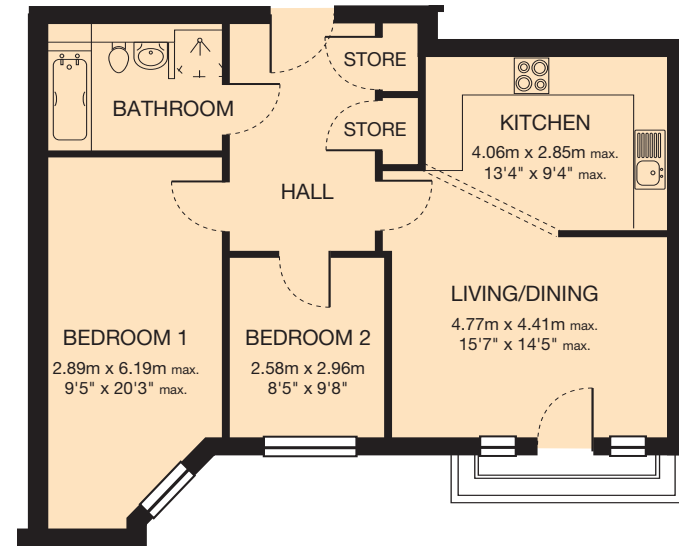


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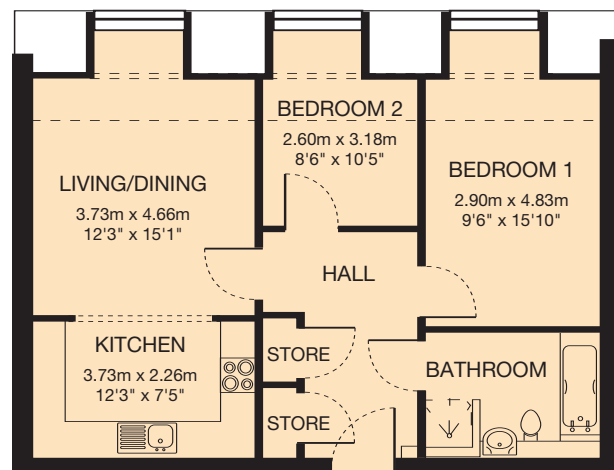
FLAT TYPE **K**



FLAT TYPE **L**



FLAT TYPE **M**



FLAT TYPE **N**