

Rotary Lodge

St. Botolphs Road | Worthing | BN11 4JT

“If I’d known
it was this good
I would’ve moved
in sooner!”

Hanover. It's your retirement



“Everyone
has something
good to say
about it”

Your Hanover home

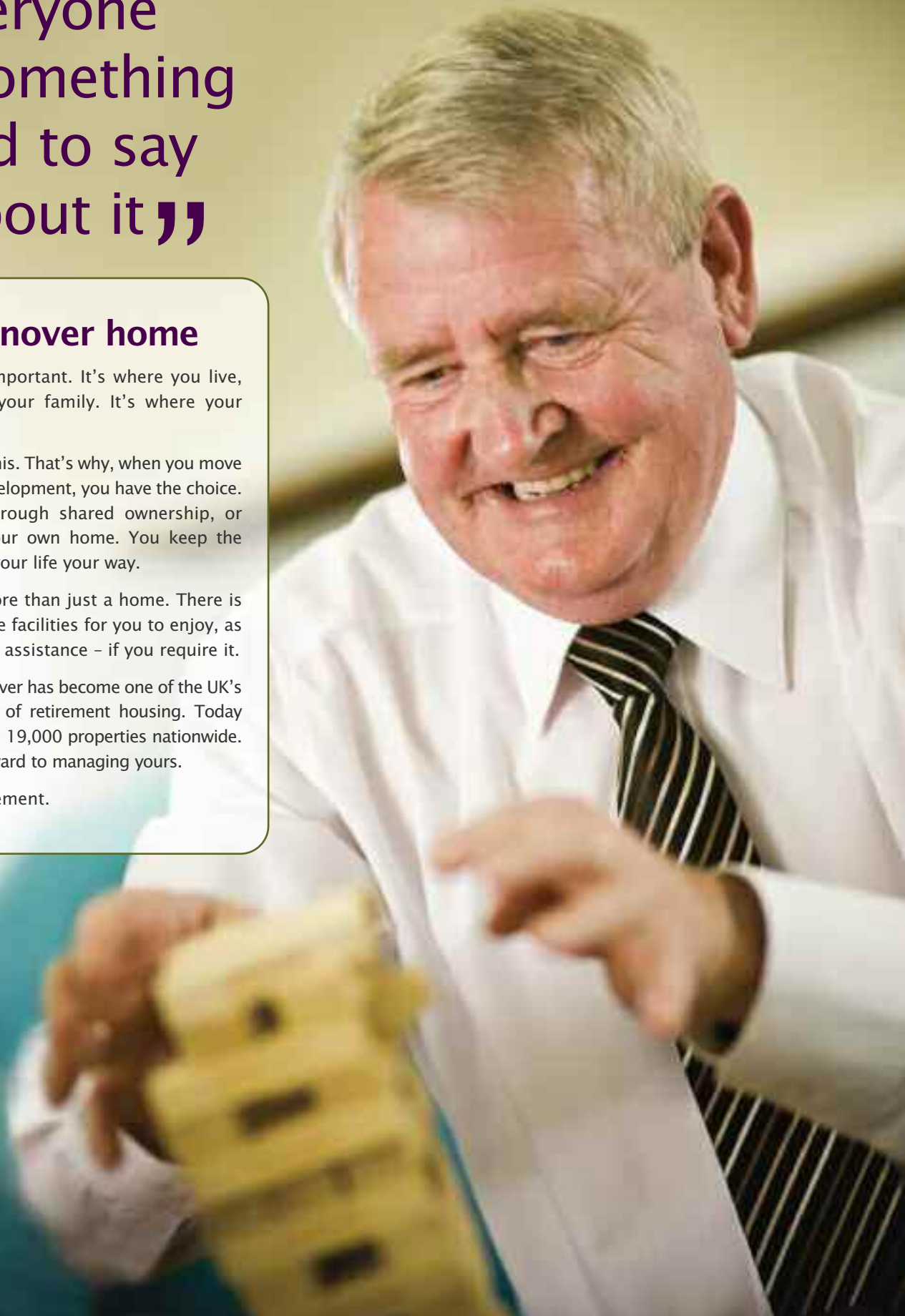
Your home is important. It's where you live, love and raise your family. It's where your heart is.

We understand this. That's why, when you move to a Hanover development, you have the choice. You can buy through shared ownership, or you can own your own home. You keep the freedom to live your life your way.

Plus, you get more than just a home. There is a range of leisure facilities for you to enjoy, as well as domestic assistance – if you require it.

Since 1963, Hanover has become one of the UK's largest providers of retirement housing. Today we manage some 19,000 properties nationwide. And we look forward to managing yours.

Enjoy your retirement.



Welcome to Rotary Lodge

If you enjoy the thought of seaside living yet love being close to the countryside then you'll love Rotary Lodge.

Situated less than a mile from Worthing High Street and the seafront, Rotary Lodge offers 40 retirement apartments – in a quiet suburban location. And there's more...

- Restaurant
- Conservatory
- Hair & Beauty Salon
- Guest Suite
- On-site manager
- Close to local amenities and transport



Plus, with prices that offer genuine value for money – whether you're looking to buy outright or take advantage of our shared ownership or rental options – the choice is yours.

After all, it's your retirement.

“Strolls along the beach and fresh air. We feel lucky to have our apartment here in Worthing”

Situated between the beautiful South Downs and five miles of award winning coastline.

In the centre itself you can enjoy superb theatres and attractions, friendly restaurants and fabulous shopping by the sea including a number of large department stores and specialist antique shops.

And what's more, considering how close you are to the seafront you also have the outstanding countryside of

East and West Sussex on your doorstep. From the grandeur of stately homes, to charming gardens, parks and historical towns and villages – there is so much to see and do! Getting around is easy too. There are bus services to all towns and villages in the area and West Worthing Railway Station offers good links into Littlehampton, Brighton and London.





“They have thought of everything in the apartments. I really love my new home”

Your Hanover retirement apartment is spacious, secure and beautifully designed. But most of all, it's yours.

If you're an animal lover, great! So are we. And your pets are more than welcome to share your apartment with you.

And if you buy from us, you can enjoy your retirement with the financial security of owning your own home.



“It's lovely, with good-sized rooms and all mod cons – and it's mine!”

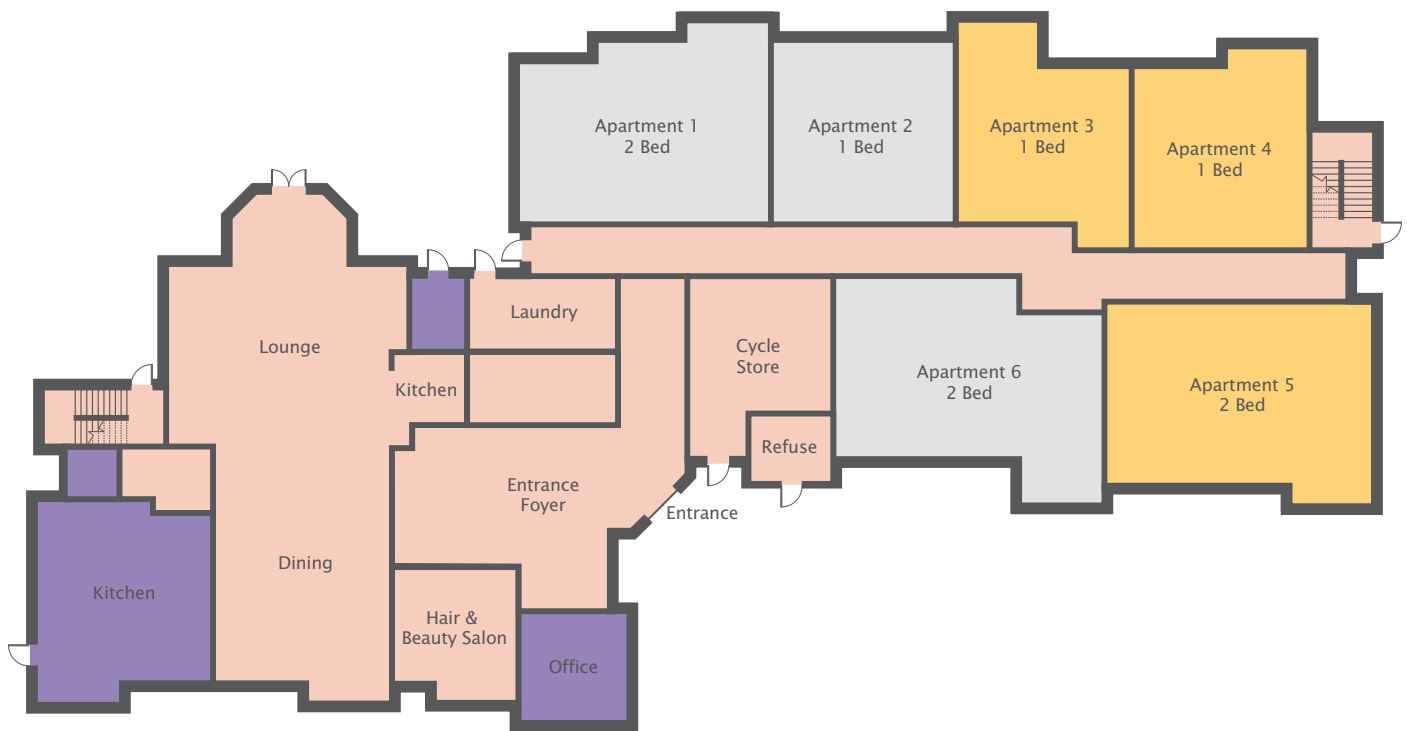
Your apartment is designed to make the most of the space, right down to the modern kitchen, fitted with the latest integrated appliances. Plus your apartment can be adapted to suit your requirements either now or in the future.

Apartment specification

- Modern fitted kitchen
- Ceramic hob
- Built-in oven
- Cooker hood
- Integrated fridge freezer
- Energy-efficient spotlights
- Tiled bathroom with bath and walk in shower
- Tiled bathroom floor with under floor heating
- Carpeted living room and bedrooms
- Vinyl flooring to kitchen



Facilities – ground floor



*Tenure options vary. Please ask for details.

“We meet for lunch, get our hair done together, or just have a coffee and a natter”

At Rotary Lodge, we offer 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. Whether you choose to cook for yourself or eat in the restaurant – the choice is yours.

There are guest rooms for when you invite your family over. And they can use the restaurant too, if you don't fancy cooking.

Ultimately, it's your retirement and we want you to enjoy it.

- Lounge
- Restaurant
- Hair & Beauty Salon
- Bicycle/Scooter store
- Laundry room
- Guest suites



“If I have a problem, it’s nice to know there’s someone there to help me”

- Advising you about any local services you may require
- Carrying out regular maintenance checks of the shared areas
- Managing the day to day running of the development
- Offering support with everyday activities
- Liaising with the restaurant and domestic assistance team to ensure high standards
- Organising cleaning and upkeep of shared areas, including the grounds

The Manager is like your neighbour. They always have a smile and a wave for you. But most importantly, they are your point of contact during office hours, overseeing the development and ensuring all is well. Their duties include:



“Help is on hand if I need it. And it gives my family peace of mind too”

Your retirement gives you the freedom to do the things you've always wanted to do. That's why at Rotary Lodge, you have your own spacious and secure apartment. It means you stay independent. And because your apartment is low maintenance, you have more time to yourself too.

Of course, we could all do with a little extra support now and again. And at Rotary Lodge, you and your family can take comfort knowing that help is on hand - if you need it.

There are emergency response alarms in every apartment. You can call for help at the push of a button - 24 hours a day - so you can enjoy your retirement in comfort.

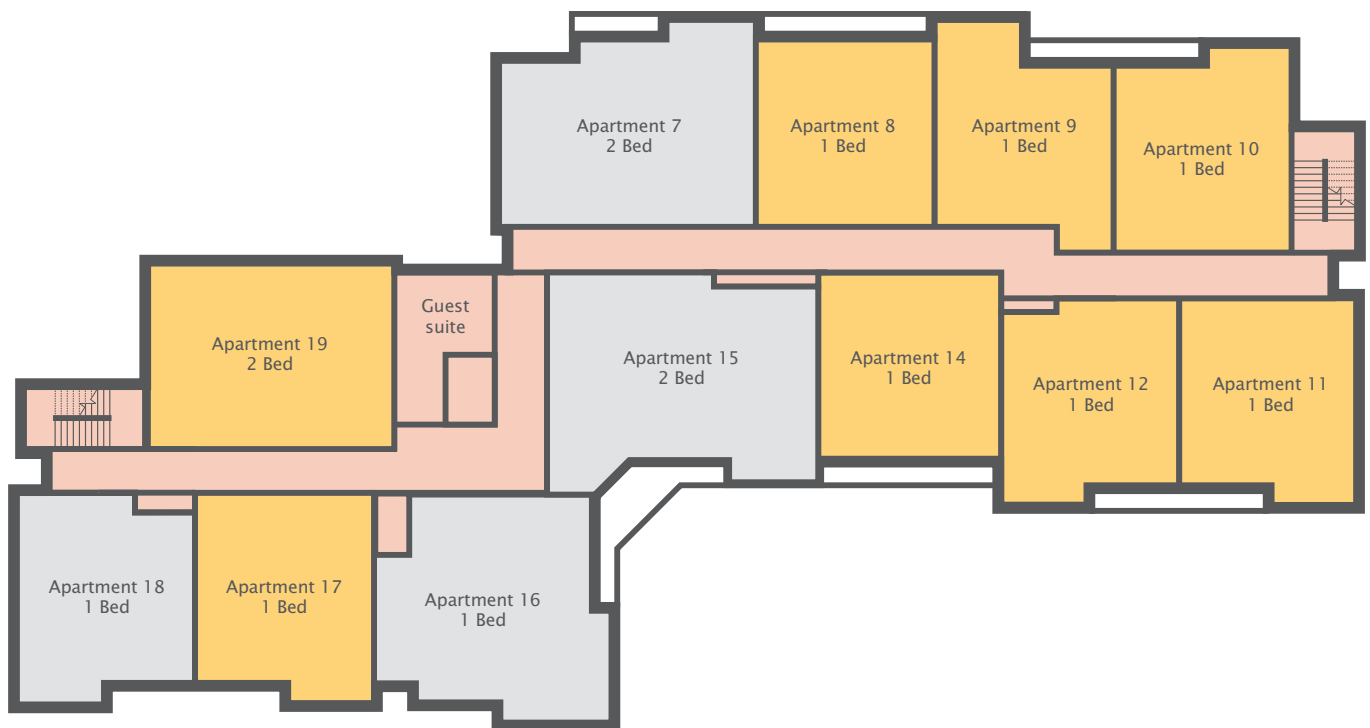
What's more, one hour a week of domestic assistance is available in your own home to help with cleaning or even the little things like shopping, or washing and ironing.



- 24 hour emergency response alarms in all apartments
- Wheelchair access throughout
- Advanced security to the building
- Lift to all floors



First floor



*Tenure options vary. Please ask for details.

Second floor



*Tenure options vary. Please ask for details.

Third floor



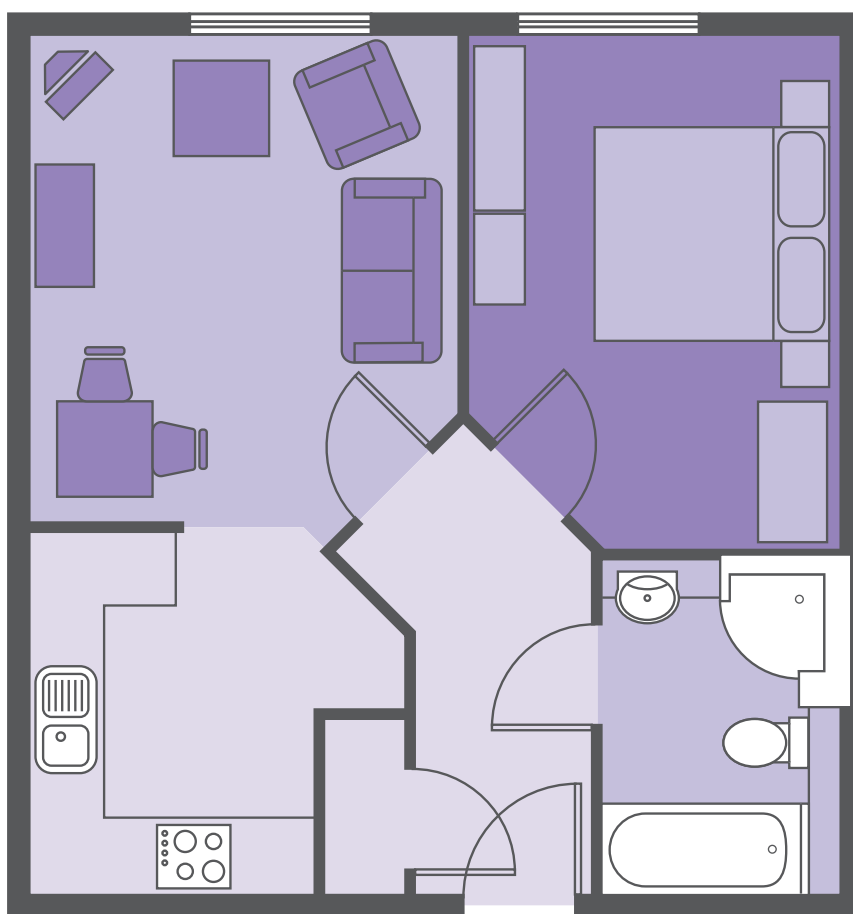
*Tenure options vary. Please ask for details.

Type A

1 Bedroom

Plots

8, 14, 21, 26, 33



Lounge/Dining

3450mm x 4000mm

11'4" x 13'1"

Bedroom

3090mm x 4250mm max.

10'2" x 13'11" max

Kitchen

2250mm x 2950mm max.

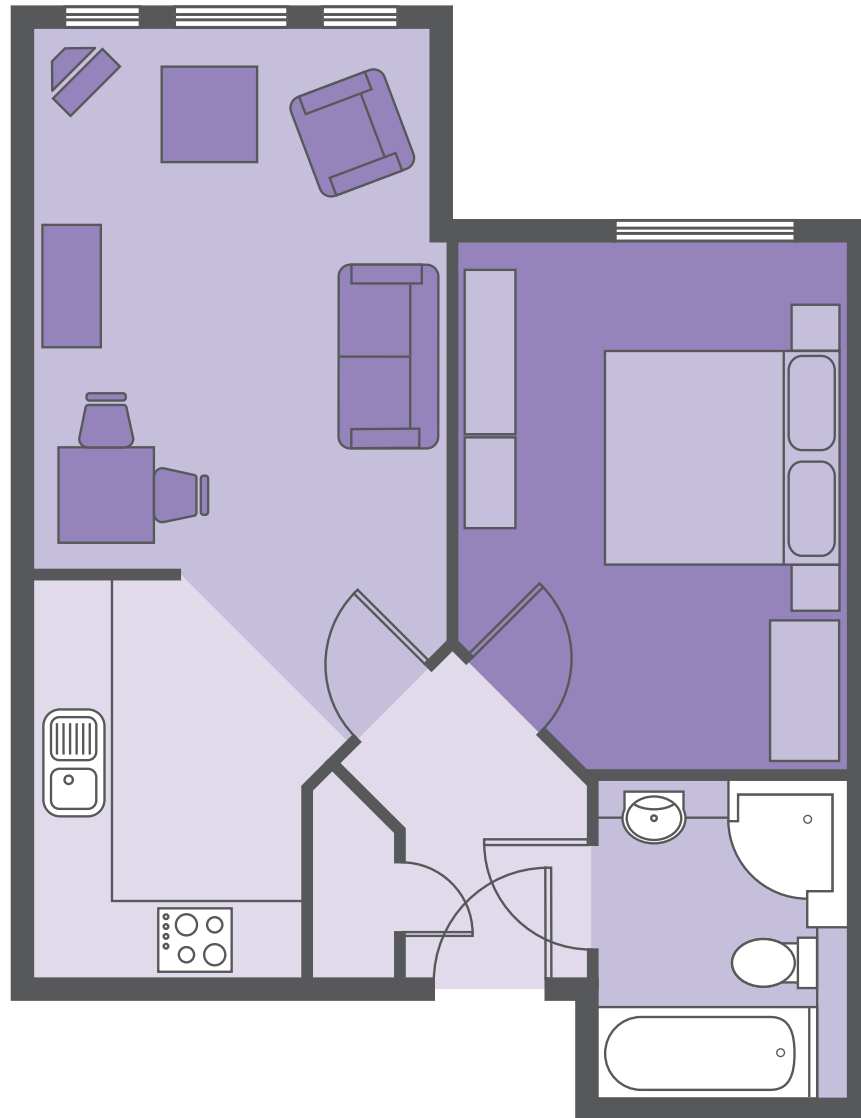
7'4" x 9'8" max.

Although every care has been taken to ensure its accuracy, the information in this brochure is for guidance only and does not constitute a contract, part of a contract or warranty. Floorplans depict typical Type B and Type C apartments. Apartments may be a handed version of the plans shown. All dimensions are approximate and should not be used when ordering carpets and soft furnishings. Measurements taken where indicated. Hanover Housing Association reserve the right to alter any individual property or part of the development. For SAP energy ratings, please ask the Sales Consultant.

Type B

1 Bedroom

Plots
3, 9



Lounge/Dining

3360mm max. x 4440mm

11' max. x 14'7"

Bedroom

3210mm x 4410mm max.

10'6" x 14'5" max.

Kitchen

2160mm x 3260mm

7'1" x 10'8"

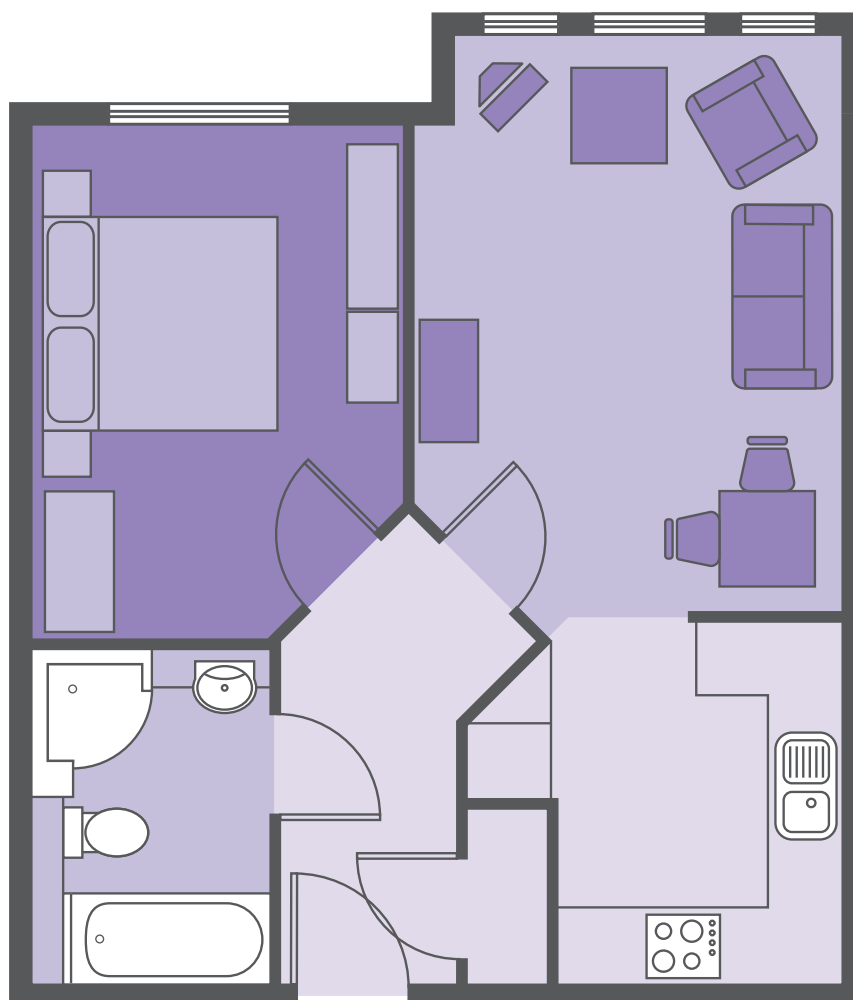
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Type C

1 Bedroom

Plots

4, 10, 23, 32, 35



Lounge/Dining

3600mm max. x 4680mm max. 11'9" x 15'4" max.

Bedroom

3000mm max. x 4350mm max. 9'8" x 14'2"

Kitchen

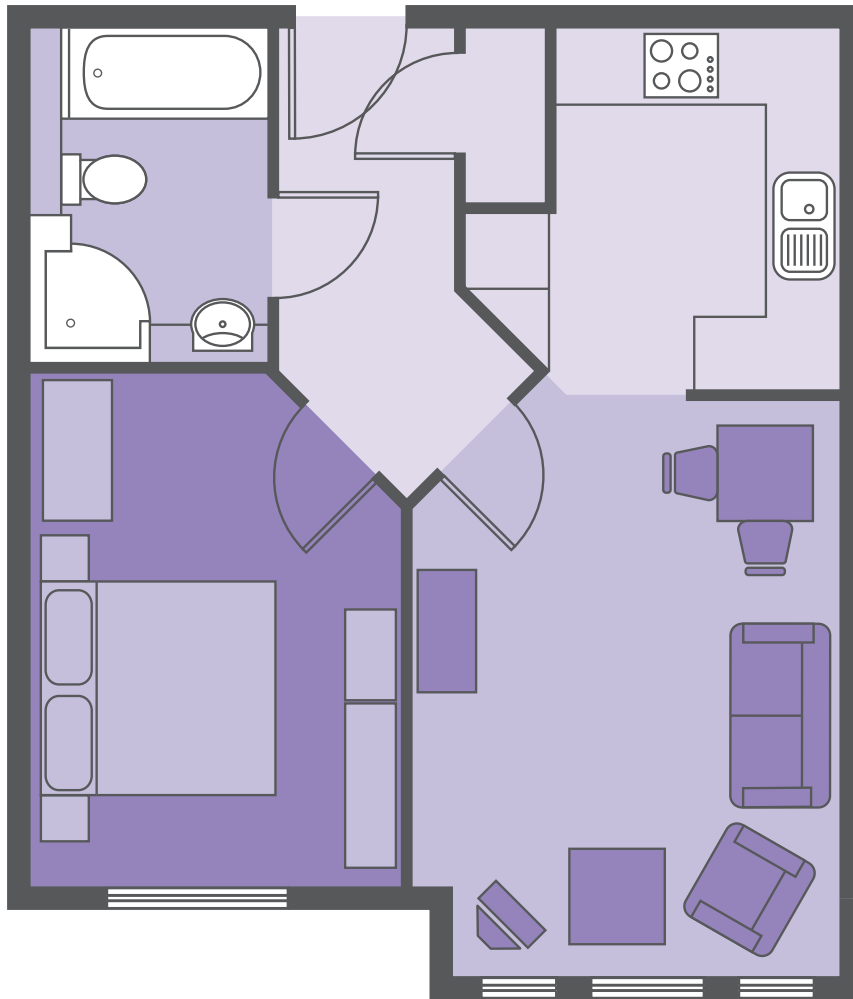
2080mm min. x 3050mm max. 6'9" min. x 10' max.

Type D

1 Bedroom

Plots

11, 17,
24, 29,
36



Lounge/Dining	3596mm max. x 4680mm max.	11'9" max. x 15'4" max.
Bedroom	3000mm max. x 4350mm max.	9'10" max. x 14'3" max.
Kitchen	2075mm min. x 3050mm max.	6'9" min. x 10'0" max.

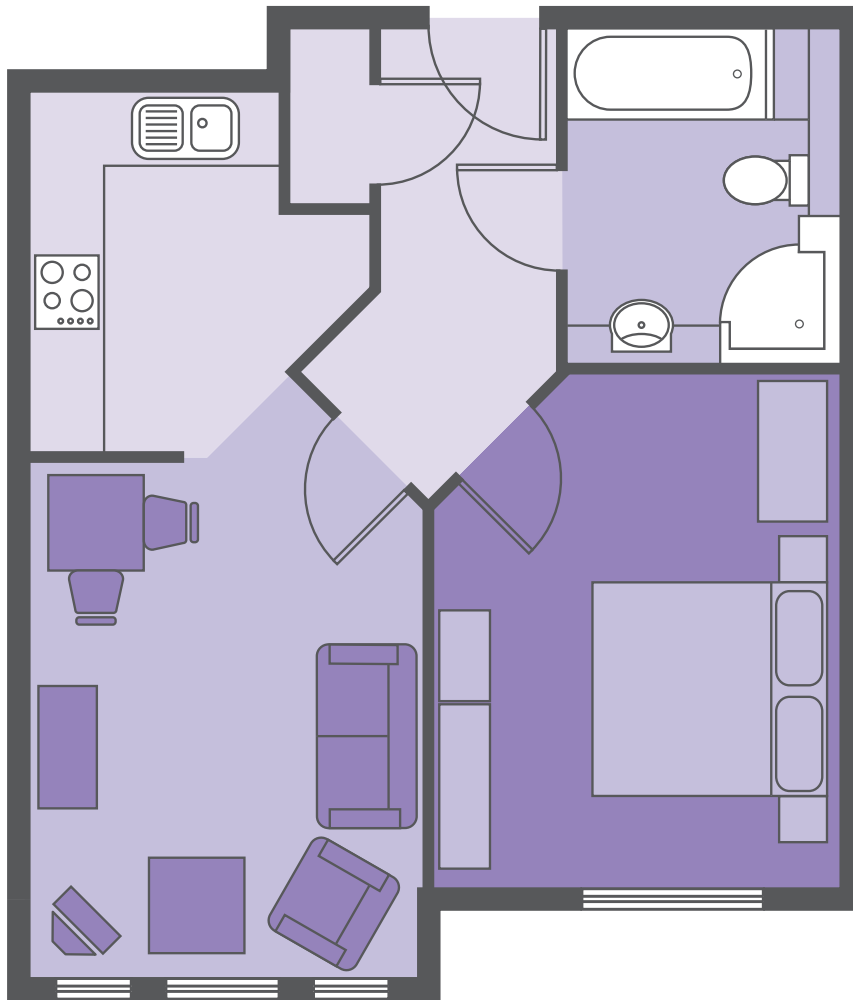
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Type E

1 Bedroom

Plots

12, 25, 37



Lounge/Dining

4230mm x 3180mm

13'10" x 10'5"

Bedroom

3310mm x 4260mm max.

10'10" x 13'11" max.

Kitchen

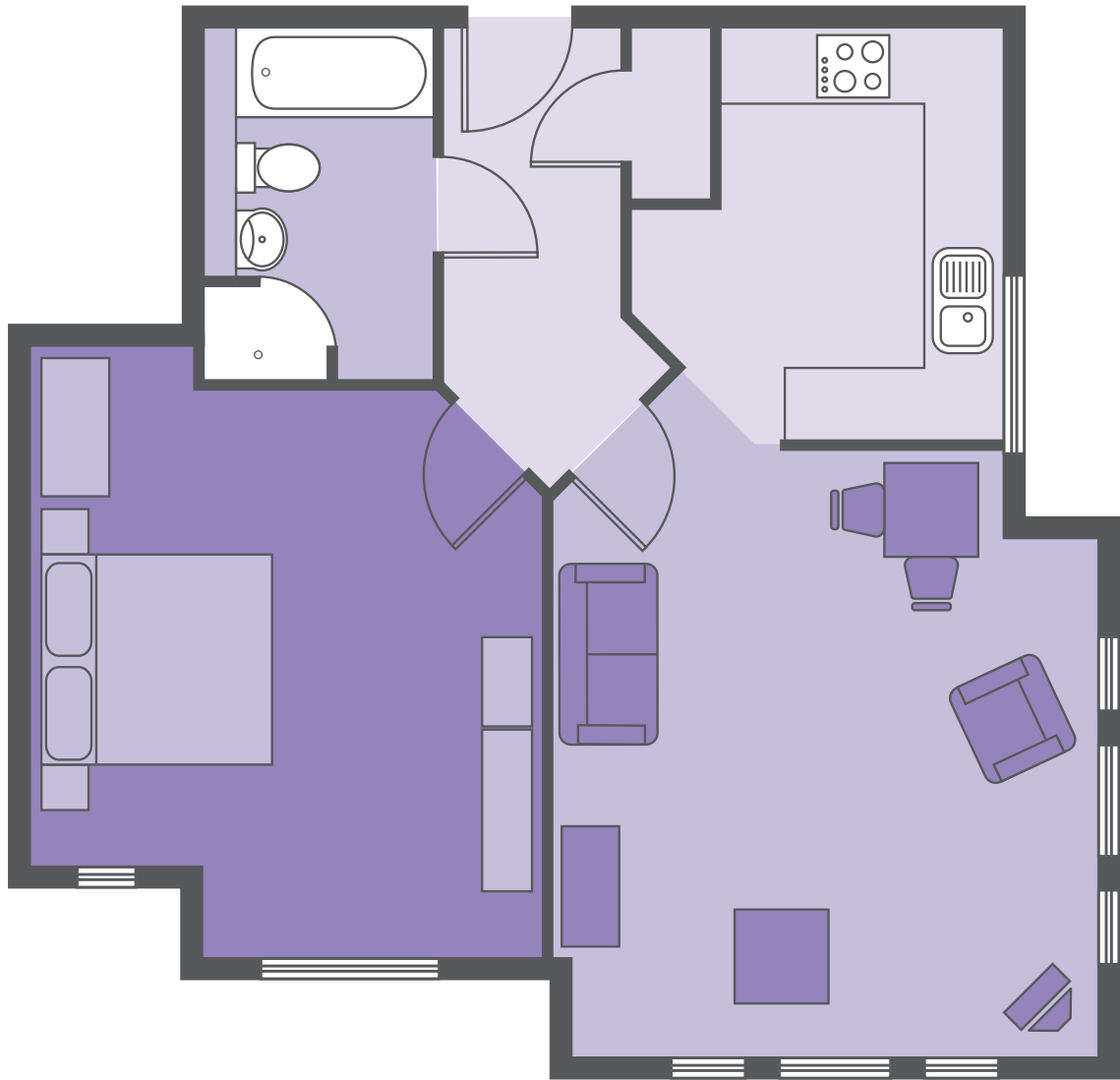
2100mm min. x 2950mm max.

6'10" min. x 9'8" max.

Type F

1 Bedroom

Plot
28



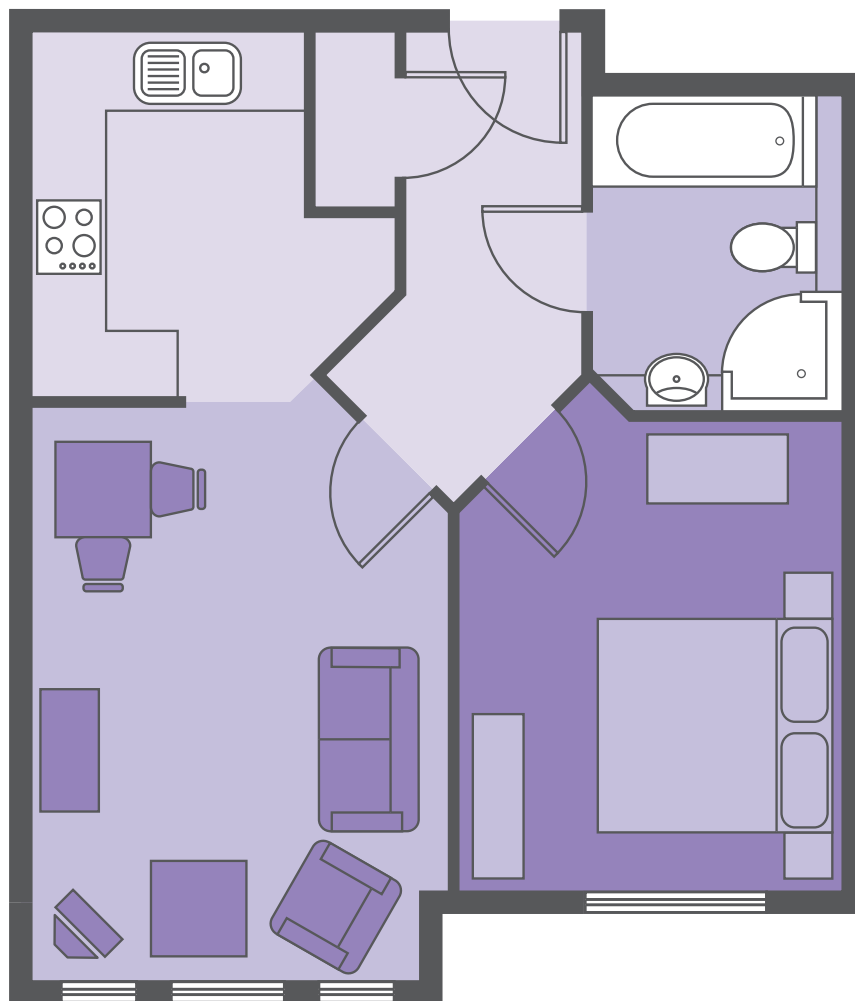
Lounge/Dining	4560mm max. x 5050mm	14'11" max. x 16'7"
Bedroom	4300mm x 4770mm	14'1" x 15'8"
Kitchen	3120mm max. x 3450mm max.	10'2" max. x 11'4" max.

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Type G

1 Bedroom

Plot
30



Lounge/Dining

3450mm max. x 4680mm

11'4" max. x 15'4"

Bedroom

3160mm x 3750mm

10'4" x 12'3"

Kitchen

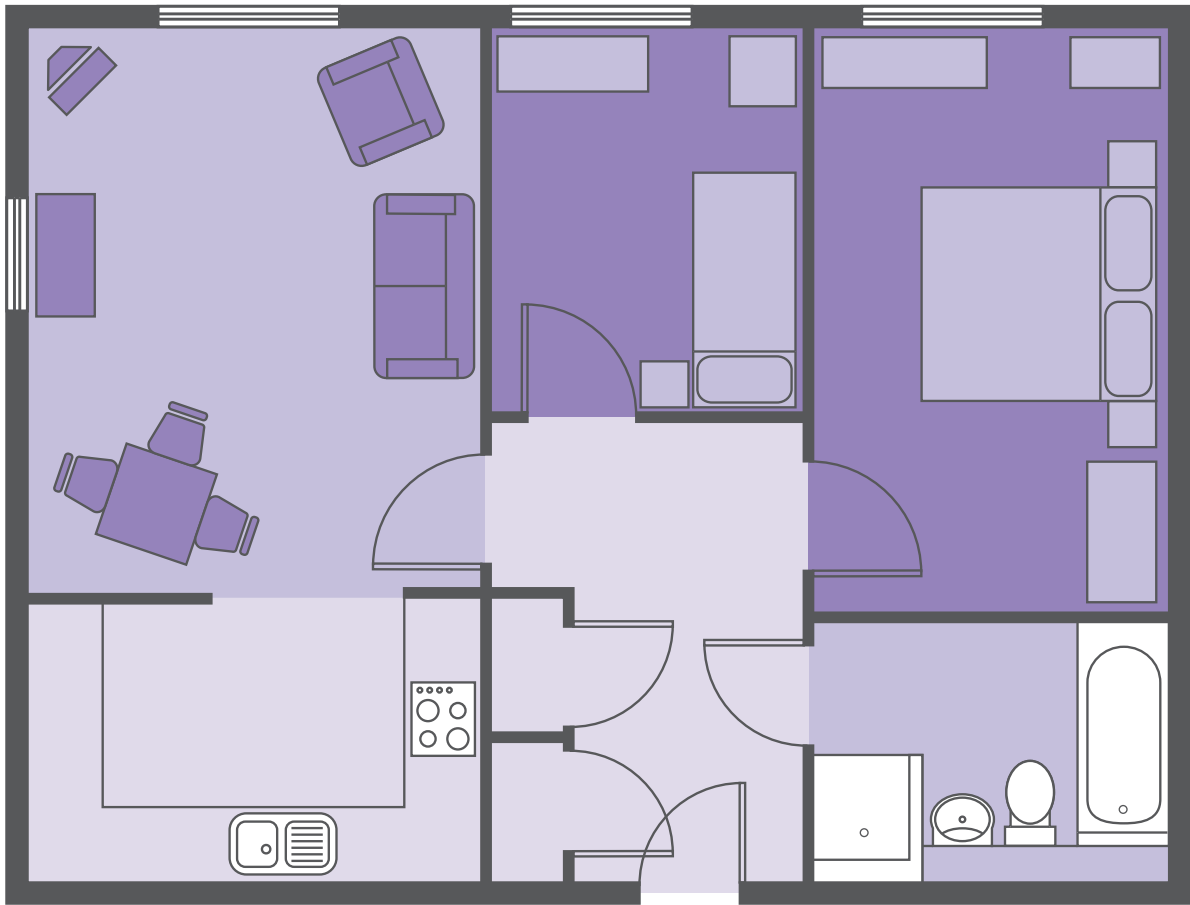
3000mm max. x 3050mm

9'10" max. x 10'

Type H

2 Bedroom

Plot
19



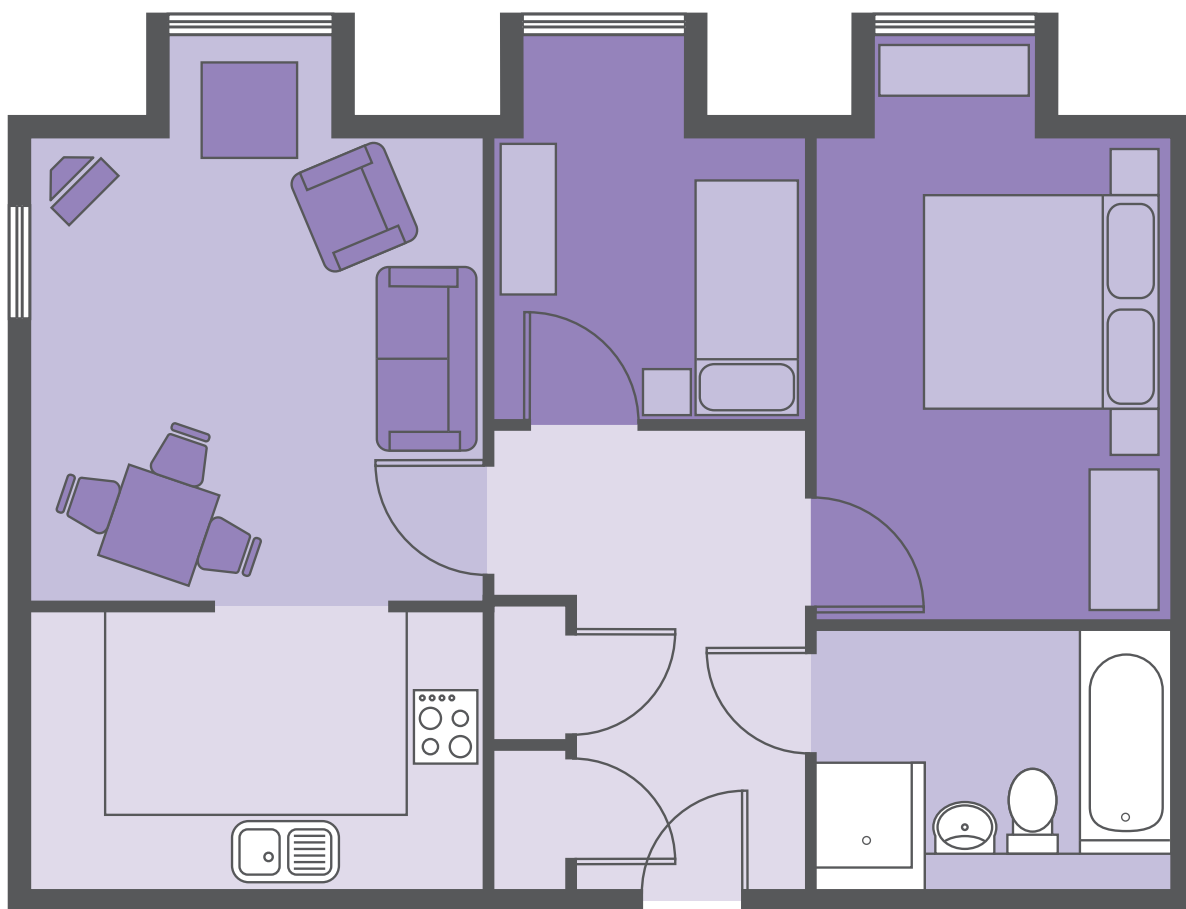
Lounge/Dining	3730mm x 4690mm	12'2" x 15'5"
Bedroom 1	2900mm x 4850mm	9'6" x 16'11"
Bedroom 2	2600mm x 3200mm	8'6" x 10'6"
Kitchen	3730mm x 2260mm	12'2" x 7'5"

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Type I

2 Bedroom

Plot
41



Lounge/Dining

3730mm x 4660mm

12'3" x 15'1"

Bedroom 1

2900mm x 4830mm

9'6" x 15'10"

Bedroom 2

2600mm x 3180mm

8'6" x 10'5"

Kitchen

3730mm x 2260mm

12'3" x 7'5"

Type J

2 Bedroom

Plot 5



Lounge/Dining	4320mm x 5520mm max.	14'2" x 18'1" max.
Bedroom 1	3160mm x 4490mm	10'4" x 14'8"
Bedroom 2	2280mm x 3200mm	7'6" x 10'6"
Kitchen	4320mm x 2250mm	14'2" x 7'4"

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“Moving in was easy – and I’ve never looked back”

Rotary Lodge consists of 40 retirement apartments for outright sale or on a shared ownership basis. Rental options are also available, so please ask us for further details. And the good news is, moving could be easier than you think. We could help you:

- Organise removals
- Arrange electricity and gas meter readings
- Inform the water board and council tax office
- Change your TV licence address
- Pick up your new keys

What’s more, our legal admin team is on hand to try and resolve any queries you may have. You see, we understand moving can be stressful. That’s why we try to do everything we can to make it easy for you. After all, it’s your retirement and we’d like you to enjoy it.



What is shared ownership?

Shared ownership is where you pay 75% of the full market value, and we keep the remaining 25%. You do not pay any rent on this portion. The percentage you purchase is always fixed at 75%.

What happens if I wish to sell my apartment at some time in the future?

Under the terms of the lease, we may have the right either to buy your share (at current market value), or nominate a purchaser. If we choose not to, you are free to sell your apartment in the usual way (bearing in mind the criteria any future occupiers may need to fulfil). The value of your 75% share may fluctuate in line with the market conditions.



If you’d like to know more, call us on **0870 600 3074**,
visit **www.hanover.org.uk** – or just pop in for a chat.



Rotary Lodge
St Botolph's Road
off Mill Road
Worthing BN11 4JT



For further information or to arrange a viewing

Call: 0870 600 3074

Visit: www.hanover.org.uk

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Hanover. It's your retirement

