

Abbotswood (Extra Care)

Station Road, Rustington, West Sussex, BN16 3BJ



Saxon
Weald



62 spacious one and two-bedroom apartments for over 60s with care needs.

14 available for shared equity purchase.

Abbotswood (Extra Care)

Station Road, Rustington, West Sussex, BN16 3BJ

Abbotswood offers 14 apartments for shared equity purchase, of which four are one-bedroom while 10 are two-bedroom. The scheme's remaining 48 apartments are for rent.



Apartment features

The apartments are generously sized and thoughtfully designed to make life a little easier. Bathrooms feature level-access showers (with folding seat) and handrails are fitted to assist mobility. Plug sockets and switches are sited above floor level while taps are fitted with easy-grip levers. All apartments are wheelchair accessible. Other features include:

- Modern fitted kitchen with built-in oven, hob and extractor hood
- Double-glazing
- Underfloor heating
- TV & FM aerial
- Phone points
- Fitted carpets

Some ground floor flats benefit from French doors onto a small patio area.

Scheme facilities

The scheme's restaurant and shared living areas are comfortable and beautifully designed, making them ideal places to meet friends, family or simply find a quiet corner to relax. In addition, the landscaped courtyard garden features a south-facing terrace, while a small 'allotment' garden provides growing opportunities for any green-fingered residents.

Please note: Shared areas of the scheme may be used by community groups, adding to the range of activities available to residents.

- 24-hour care team on site
- Emergency alarm system
- Door entry security phone
- Stylish restaurant
- Lounge
- Activity / games room
- Guest suite for visitors
- Assisted bathing facilities
- Lifts to all floors
- Off-road parking
- Mobility scooter charging room
- Hairdressing room





Shared equity

Shared equity purchase means you buy a 75% share of the property, while Saxon Weald retain ownership of the remaining 25%. There is no rent to pay on the portion owned by Saxon Weald.

Extra Care

Extra Care apartments are designed to give people more support than traditional retirement housing, but far more independence than offered by nursing or residential homes. You must be aged 60 or over to qualify.

People interested in living at Abbotswood will have an assessment with Saxon Weald staff to ensure they are suitable for Extra Care and that their needs can be met by the scheme. To use the on-site care team, you must have your needs assessed by West Sussex County Council Adult Social Care team. This will determine how much

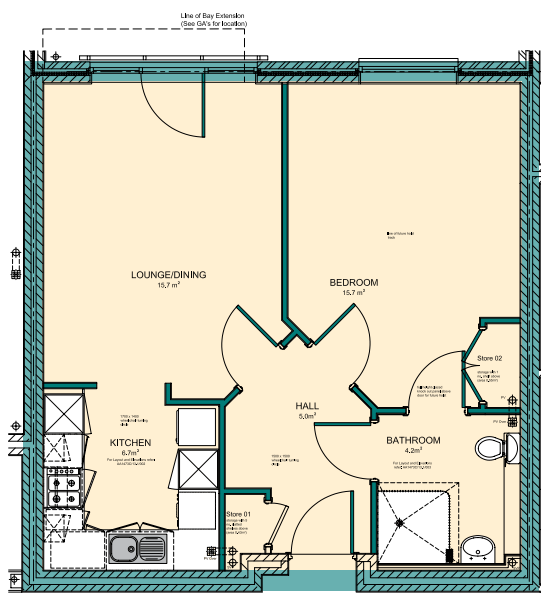
care you will receive and what you will need to pay. The care team are on site 24 hours a day to administer your commissioned care, but will also respond to emergency calls.

You can purchase your care privately if you prefer.

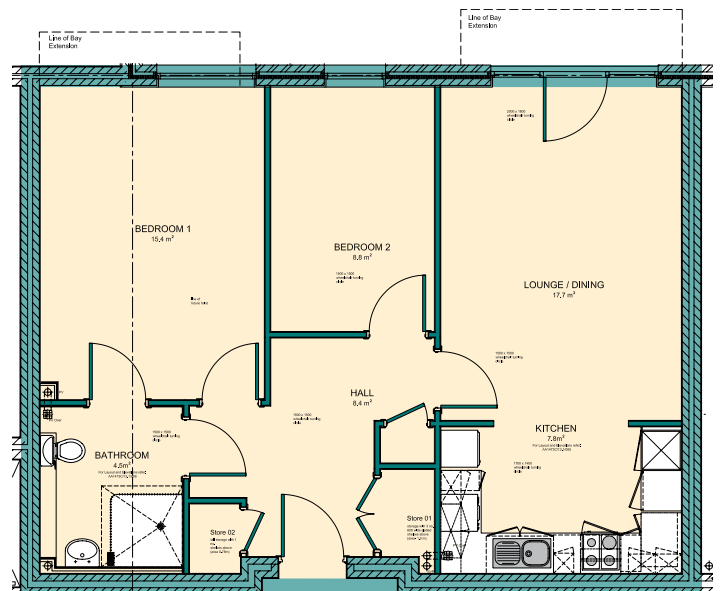
Costs

Prices start from around £120,000 for a 75% share in a one-bedroom apartment and £142,500 for a 75% share in a two-bedroom apartment. Prices are subject to final valuation.

Weekly facilities management and service charges will be approximately £70 per week. This covers the cost of items such as buildings insurance, our scheme manager service, cleaning of communal areas, water, heating and garden maintenance. Council tax is not included.



Typical 1 bedroom apartment



Typical 2 bedroom apartment

Location

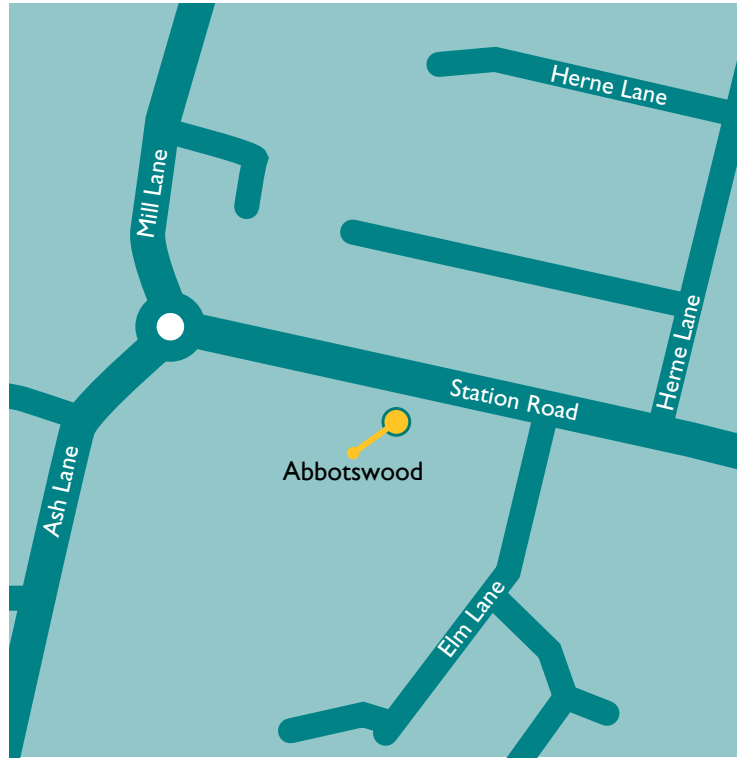
Rustington is located on the West Sussex coast close to Littlehampton and Worthing. Abbotswood is situated in a residential area, approximately a quarter of a mile from the village's main shopping centre. Here you will find a mix of independent retailers as well as some of the usual high street stores, together with banks and a post office.

A frequent bus service along Station Road links Rustington to Littlehampton and Worthing, while the nearest train station is at Angmering, less than a mile away.

Interested?

Please call our sales team on 01403 226035 or email sales@saxonweald.com

Please note: These details have been prepared in good faith and are believed to be correct at time of printing (March 2011). Photographs shown are examples only. Plans, elevations, layouts and specifications are given as an indication only and may be subject to change. The information and details provided are prepared for the interest and guidance of purchasers but do not form part of any contract or constitute an offer.



This information is available in audio format, large print, Braille or other languages on request.

Bengali	এই ভাষা হল 60 বছরের বেশি বয়সীদের জন্য আমাদের রোসউড কোর্ট (Abbotswood) অভিরিষ্ক-সেবা স্থিমের বিষয়ে।
Gujarati	આ માહિતી 60 વર્ષથી વધુ ઉંમરની વ્યક્તિઓ માટેની અમારી રોજબૂક કોર્ટ (Abbotswood) એક્સ્પ્લા કેર સ્કીમ વિશે છે.
Polish	To jest informacja dotycząca naszego domu spokojnej starości Abbotswood dla osób po 60-tym roku życia ycia
Portuguese	Esta informação diz respeito ao nosso programa de cuidados suplementares para as pessoas com mais de 60 anos, o Abbotswood
Punjabi	ایہ معلومات 60 ورھیاں توں ودھ عمر دے لوکاں لئی سائڈی روز بروک کورٹ (Abbotswood) اضافی دیکھ بھال اسکیم دے بارے اے۔
Urdu	یہ معلومات 60 برس سے زائد عمر کے افراد کے لئے ہماری روز بروک کورٹ (Abbotswood) اضافی دیکھ بھال اسکیم کے متعلق ہے۔

Head Office:
Saxon Weald House
38-42 Worthing Road
Horsham West Sussex RH12 1DT

Tel: 01403 226000
Fax: 01403 226100
Email: info@saxonweald.com
www.saxonweald.com

Registered charity number 1114158

