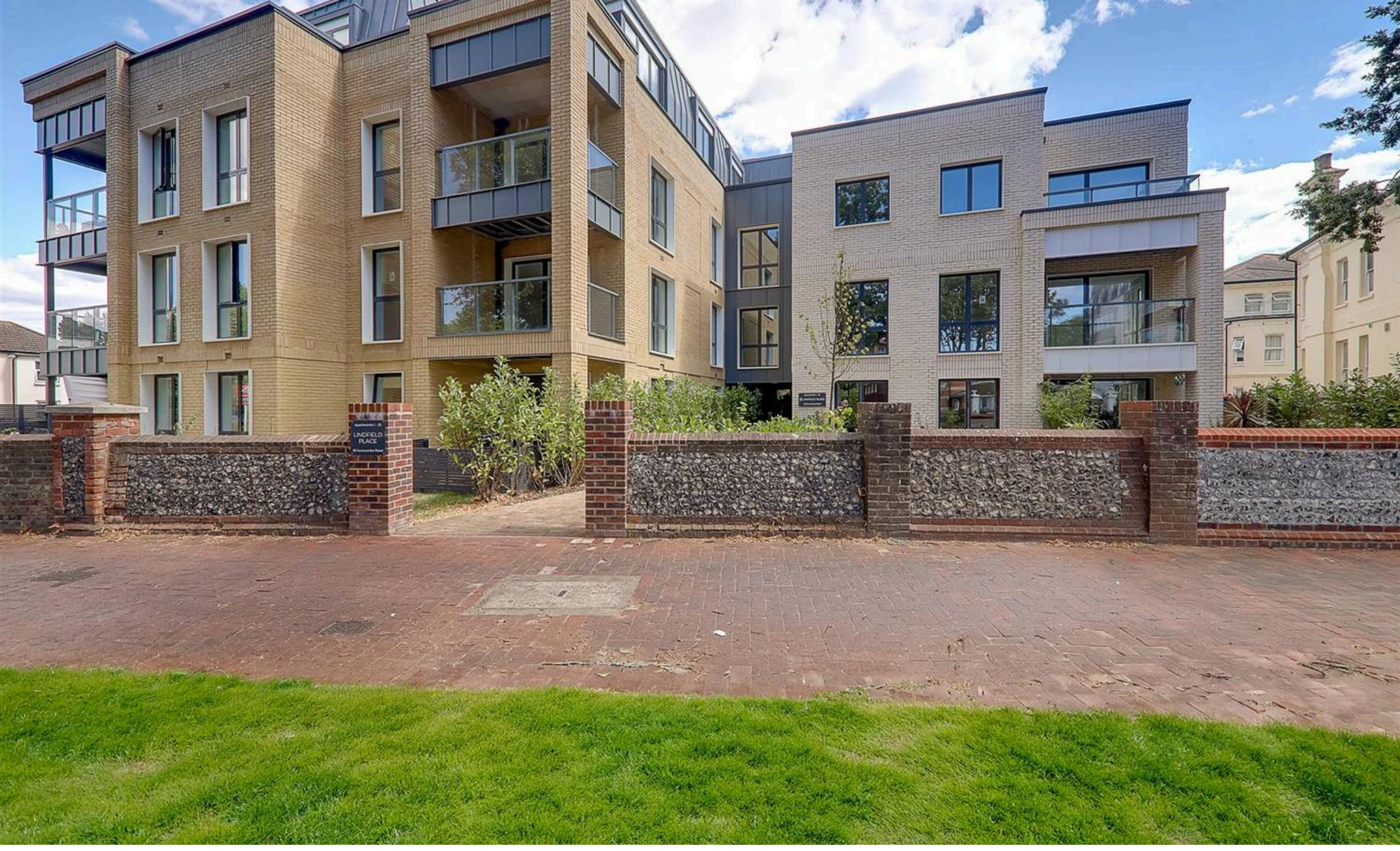


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Estate and letting agents

Flat 8, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£475,000







Flat 8

Lindfield Place, Worthing

INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / Maintenance £2322.61 PA

A brand new, chain-free FIRST FLOOR apartment in Central Worthing forming part of Roffey Home's prestigious Lindfield Place development: an exclusive development for buyers aged 65 and over. The beautifully finished accommodation comprises a welcoming communal entrance with passenger lift, front door opening to: entrance hall, impressive OPEN-PLAN LIVING ROOM AND KITCHEN with integrated Bosch appliances, utility, store, PRIVATE BALCONY, main bedroom suite with ensuite shower and DRESSING ROOM, further double bedroom, stylish fully tiled BATHROOM/WC. Further features include UNDERFLOOR HEATING, triple-glazed windows and video entry system. Residents also benefit from exclusive use of a TOP FLOOR RESIDENTS' LOUNGE, SOUTH-FACING SUN TERRACE, allocated parking space and EV charging points.

Tenure: Leasehold

- Brand New Roffey Homes Development
- Two Double Bedrooms
- First Floor / West Aspect Balcony
- Dressing Room & Ensuite
- 150 Year Lease / £0 Ground Rent / Low Outgoings
- Kitchen with Integrated Bosch appliances
- Allocated Parking Space

Communal Entrance
Interior-designed communal entrance with secure video entry system, lift access to all floors and dedicated cycle and mobility scooter storage. Access to the top-floor residents' lounge and south-facing terrace.

Entrance Hall
Modern LVT flooring with underfloor heating. Video entry phone. Wall mounted heating control panel.

Kitchen and Living Room
24′ 3″ x 19′ 0″ (7.39m x 5.79m)
Open-plan living space with fitted kitchen incorporating a range of wall and base units, stainless-steel sink and integrated Bosch appliances, including oven and additional combination oven, electric hob, extractor canopy, fridge/freezer and dishwasher. Modern LVT flooring with underfloor heating. Direct access to the private balcony.

Bedroom One
Double bedroom with fitted sliding mirrored wardrobe incorporating hanging rail and shelving. Carpeted with underfloor heating.

Dressing Room
With hanging rail, shelf and light.

Utility
With space and plumbing for an appliance.

Store
Providing storage space.

Ensuite Shower Room/Wc
Comprising walk-in shower, vanity surface with concealed-cistern WC and wash hand basin. Heated towel rail. Fully tiled walls.





Bedroom Two
13′ 9″ x 9′ 8″ (4.19m x 2.95m)
Double bedroom. Carpeted with underfloor heating.

Bathroom/Wc
Comprising bath with shower attachment, walk-in shower, vanity surface with concealed-cistern WC and wash hand basin. Heated towel rail. Fully tiled walls.

Residents Lounge
Top-floor residents lounge for the exclusive use of residents, with access onto the adjoining terrace.

Location
Lindfield Place enjoys a convenient Worthing setting, placing the town centre, seafront and promenade within easy reach. The location offers the best of coastal living together with access to local shops, cafés, restaurants, transport connections and the wider West Sussex countryside.

Roffey Homes
Established in Sussex in 1960, Roffey Homes has built a longstanding reputation for thoughtfully designed homes, high-quality workmanship and meticulous attention to detail. Their approach extends beyond the individual property, with each development designed to create an attractive and contemporary place in which to live. Lindfield Place continues that tradition, combining contemporary design, considered specification and the reassurance of a 10-year building warranty.

Required Information
150 year lease £2322.61 Maintenance Per Annum (Includes reserve) £0 / Zero Ground Rent

BALCONY

West aspect with access from Kitchen / Living Room

ROOF TERRACE

Residents south-facing terrace adjoining the residents lounge, offering superb panoramic views.

ALLOCATED PARKING

1 Parking Space











Apartment Type I

2 Bedroom
969 sq ft / 90.0 sq m *(approx)*
Plot 8, First Floor
Plot 16, Second Floor

North



Living/Dining/Kitchen
24'3" x 19'0" 7.41m x 5.81m

Master Bedroom
11'3" x 10'10" 3.46m x 3.31m

Bedroom 2
9'8" x 13'9" 2.95m x 4.20m

First & Second Floors



W = Wardrobe. All room dimensions are subject to a + / - 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult our sales team for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.



Bacon and Company

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These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.