

Farncombe Road, Worthing, BN11 2FQ

£465,000

Jacobs | Steel









Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

- INDEPENDENT LIVING - REFRESHINGLY LOW OUTGOINGS
- Brand New Exclusive Over 65s Development By Roffey Homes
- Second Floor Balcony Apartment
- Two Generous Double Bedrooms
- Dual Aspect Open-Plan Living/Dining/Kitchen
- Private West Facing Balcony Accessed From Living Area
- Triple Glazing, Excellent Insulation And High-Quality Finish
- Air Source Heat Pump With Efficient Underfloor Heating
- Residents' Lounge And South-Facing Roof Terrace
- Lift Access, Secure Entry, EV Charging And Storage Facilities

INDEPENDENT LIVING - REFRESHINGLY LOW OUTGOINGS

Jacobs Steel are delighted to present Lindfield Place, an exclusive collection of one, two and three-bedroom apartments for the over 65s, ideally situated within the sought-after Central East Worthing Conservation Area, moments from the seafront and town centre amenities. This superb first-floor apartment offers bright and spacious contemporary accommodation, featuring a generous dual-aspect open-plan kitchen, lounge and dining area with integrated Bosch appliances and access to a private balcony. There are two well-proportioned double bedrooms, including a principal bedroom with Jack and Jill access to the stylish bathroom. Finished to a high specification throughout, the apartment benefits from underfloor heating, lift access, allocated parking and an energy-efficient design. Lindfield Place combines high-quality living with outstanding convenience in a prime coastal location.





Lindfield Place Lindfield Place is a thoughtfully designed collection of one, two and three-bedroom apartments exclusively for the over 65s, set in a highly desirable Central East Worthing location. Positioned within a charming Conservation Area on the corner of Lyndhurst Road and Farncombe Road, the development enjoys a peaceful residential setting amongst attractive period homes and tree-lined streets, just moments from the coast. Each apartment has been carefully designed to maximise space and natural light, with generous open-plan living, dining and kitchen areas forming the heart of the home. Built with comfort and efficiency in mind, homes benefit from triple-glazed windows, enhanced insulation and an air source heat pump system providing underfloor heating and hot water. This delivers a warm, energy-efficient and low-maintenance living environment throughout the year. Residents also enjoy access to a top-floor lounge and south-facing roof terrace, providing a sociable and relaxing shared space. Additional benefits include lift access to all floors, secure video entry, on-site parking with EV charging provision, and dedicated storage for cycles and mobility scooters. Built by award-winning developer Roffey Homes, with over 60 years' experience, the development reflects a strong commitment to quality, craftsmanship and attention to detail, ensuring well-designed homes that prioritise comfort, efficiency and ease of living. Lindfield Place offers a considered blend of design quality, coastal convenience and low-maintenance living, an ideal setting for those looking to enjoy the next chapter with confidence.

Apartment 22 Set within the exclusive Lindfield Place development, this beautifully appointed second-floor apartment has been designed exclusively for the over 65s, offering stylish and energy-efficient living in the sought-after Central East Worthing Conservation Area, just moments from the seafront. This thoughtfully designed home features a spacious dual-aspect open-plan living, dining and kitchen area, creating a wonderfully light and welcoming space ideal for both everyday living and entertaining. Enjoying the west-facing aspects, the living area is flooded with natural light throughout the day and provides direct access to a private balcony, offering the perfect place to relax and enjoy the afternoon and evening sunshine. The contemporary fitted kitchen is finished to a high standard with integrated Bosch appliances and excellent storage. The apartment offers two generous double bedrooms. The second double bedroom enjoys a pleasant west-facing outlook, making it equally well suited as a guest room, study or hobby room. Excellent storage throughout further enhances the apartment's practical and easy-to-maintain layout. Designed with comfort and efficiency in mind, the apartment benefits from triple glazing, enhanced insulation and an advanced air source heat pump system providing underfloor heating and hot water throughout, creating a quiet, comfortable and energy-conscious living environment.

Location Despite its tranquil feel, the location is exceptionally convenient. Worthing seafront is just a short walk away, offering miles of open coastline, promenades and green open spaces to enjoy. The vibrant town centre is also within easy reach, approximately 15 minutes on foot, providing a wide selection of shops, cafés, restaurants and everyday amenities. Nearby attractions include Beach House Park, known for its landscaped gardens and bowls facilities, as well as Splashpoint Leisure Centre, which offers swimming pools, a gym and wellness facilities. Excellent local transport links also provide straightforward access along the coast and to surrounding towns. Combining a calm, residential atmosphere with immediate access to the seafront and town centre, the location offers an ideal balance of coastal living and everyday convenience.

Tenure: Leasehold
Lease: 150 Years Remaining

Apt Type L

No	Floor	Beds
15	First	2
22	Second	2

Internal Area (Approx)

958 sq ft / 89.0 sq m

Living/Dining/Kitchen

20'0" x 21'0"
6.08m x 6.40m

Master Bedroom

9'10" x 18'2"
3.02m x 5.53m

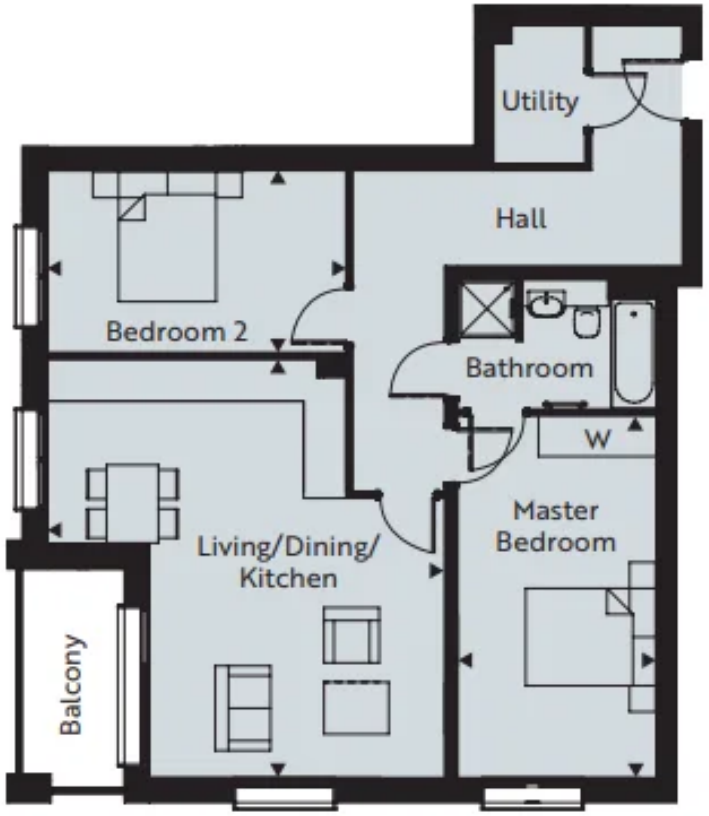
Bedroom 2

14'11" x 9'1"
4.56m x 2.76m

Floor Plates

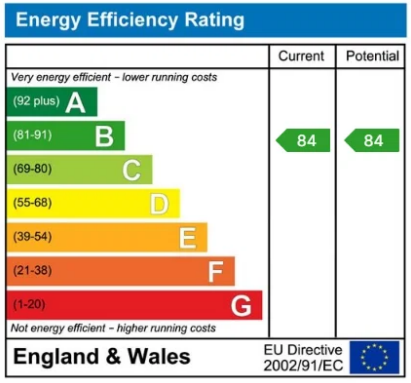
First & Second











Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

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