



3 Lindfield Place, Worthing, BN11 2FQ
Asking Price £235,000

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**** MOVE IN NOW **** One bedroom ground floor apartment located within the new development of Lindfield Place located close to Worthing town centre & seafront. An age exclusive mix of just thirty apartments all with private outside space and access to a top floor residents lounge and south facing sun terrace.

- Brand New Roffey Homes Development
- Age Exclusive For Buyers Aged 65 And Over
- One Bed Ground Floor Apartment
- Private Outside Space
- Underfloor Heating Throughout
- Quality Integrated Kitchen
- Stylish Bathroom
- Ready For Occupation
- Top Floor Residents Lounge & Sun Terrace
- On Site Parking / 10-Year LABC Warranty





Property Features

Introducing Lindfield Place by Roffey Homes, an age-exclusive development for buyers aged 65 and over.

Communal Areas

Interior designed entrance lobbies and communal areas. Secure cycle and mobility scooter parking. Access to top floor residents sun lounge and terrace. Video Entryphone system. Lift access to all floors.

Entrance Hallway

Premium white single panel doors leading to all rooms;

Private Front Door

'Secured by Design' approved apartment entrance doors with viewer and security chain.

Lounge/Kitchen/Diner

Open plan lounge, kitchen and diner offers a modern living space. The kitchen features a range of wall and base unit cabinetry and is equipped with fully integrated 'Bosch' appliance including a stainless steel oven, ceramic hob and extractor hood, integrated

fridge freezer, dishwasher and stainless steel single bowl sink. LED under unit lighting. Hard flooring with underfloor heating throughout. LED downlights to kitchen with pendant lights to the well sized lounge and dining area. TV point.

Bedroom

Double bedroom. Carpeted throughout. Fitted wardrobes. Pendant light. TV point.

Shower Room

Thermostatically controlled shower. Concealed cistern wc. Wash hand basin. LED downlights. Extractor fan. Heated towel rail.

Utility Room

Plumbing for washer/dryer.

Private Patio

Location

Conveniently located within one and a half miles of Worthing town centre and the mainline railway station,

Lindfield Place is also just half a mile from the seafront and promenade. Regular bus services pass along Lyndhurst Road, offering easy access to all local surrounding areas.

Roffey Homes

With a heritage spanning more than 60 years and a number of awards to their name, Roffey Homes' pedigree speaks for itself. Renowned for the high quality of their builds and meticulous attention to detail in every aspect of their developments, Roffey Homes construct properties with immense care and maintain a sharp focus on sustainability and efficient running costs.

Required Information

Draft version: 1

Note: These details have been provided by Roffey Homes. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Some images include virtual staging to help showcase the home's potential.



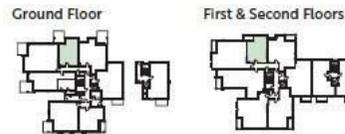
Apartment Type C

1 Bedroom
 538 sq ft / 50.0 sq m (approx)
 Plot 3, Ground Floor
 Plot 10, First Floor
 Plot 18, Second Floor



Living/Dining/Kitchen
 13'3" x 22'5" 4.05m x 6.83m

Master Bedroom
 9'3" x 13'2" 2.84m x 4.00m



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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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



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