



23 Lindfield Place, Worthing, BN11 2FQ

Price £525,000

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Estate and letting agents



**\*STAMP DUTY PAID FOR A LIMITED TIME ONLY\*** Two bedroom third 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
- Two Double Bedrooms
- Private Balcony
- Underfloor Heating Throughout
- Quality Integrated Kitchen
- Stylish Bathrooms & En Suite
- 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.

### Private Front Door

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

### Entrance Hall

Premium white single panel doors leading to all rooms;

### Kitchen/Lounge/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 One

Well sized double bedroom. Pendant light. TV point. Fitted wardrobes. Door to;

### En-Suite

Shower room with thermostatically controlled shower. Concealed cistern wc. Wash hand basin. LED downlights. Extractor fan. Heated towel rail.

### Bedroom Two

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

### Bathroom

Bath with shower mixer. Concealed cistern wc. Wash hand basin. LED downlights. Extractor fan. Heated towel rail.

### Utility Room

Plumbing for washer/dryer.

### 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

The apartments will be leasehold with a term of 150 years and no ground rent payable, service charge costs are available on request. The building will also benefit from a 10-year LABC new build warranty.

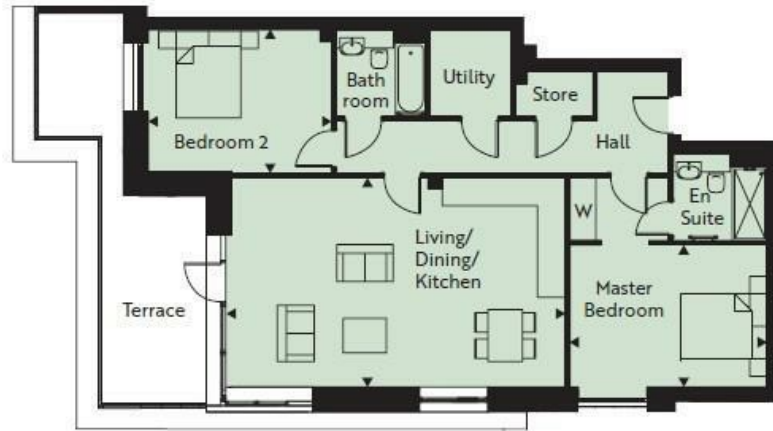
The images shown are of completed apartments within the development and are for illustrative purposes only. Some apartments are still under construction and may differ in layout, finishes, or features. Please contact us for more details or to arrange a viewing of the specific apartment you're interested in.



2 Bedroom  
 1055 sq ft / 98.0 sq m (approx)  
 Plot 23, Third Floor



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**Living/Dining/Kitchen**  
 25'2" x 15'9" 7.66m x 4.80m

**Bedroom 2**  
 13'9" x 10'6" 4.20m x 3.21m

**Master Bedroom**  
 14'9" x 10'7" 4.51m x 3.23m



| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  | <b>87</b>                  | <b>87</b> |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>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



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk

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