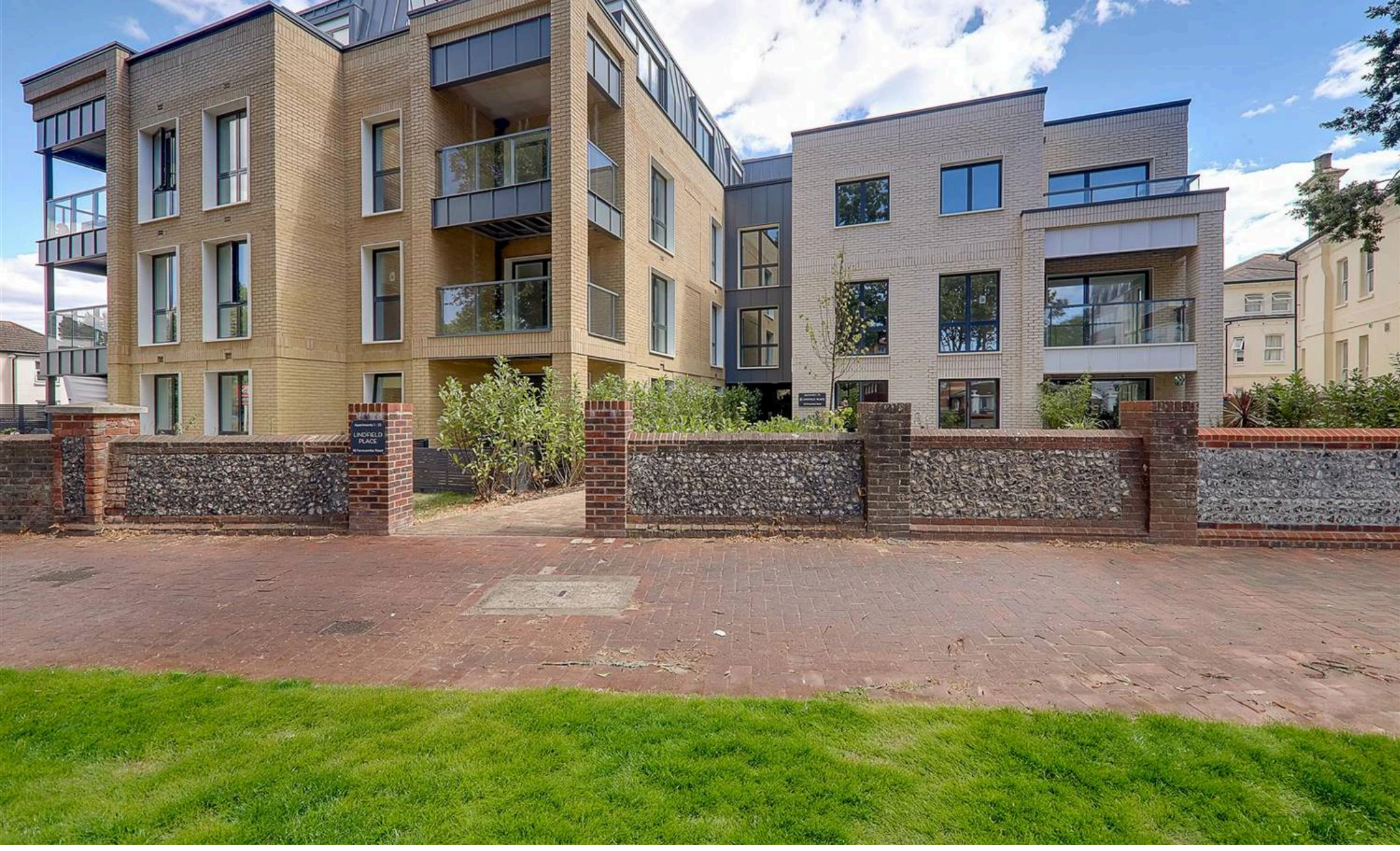
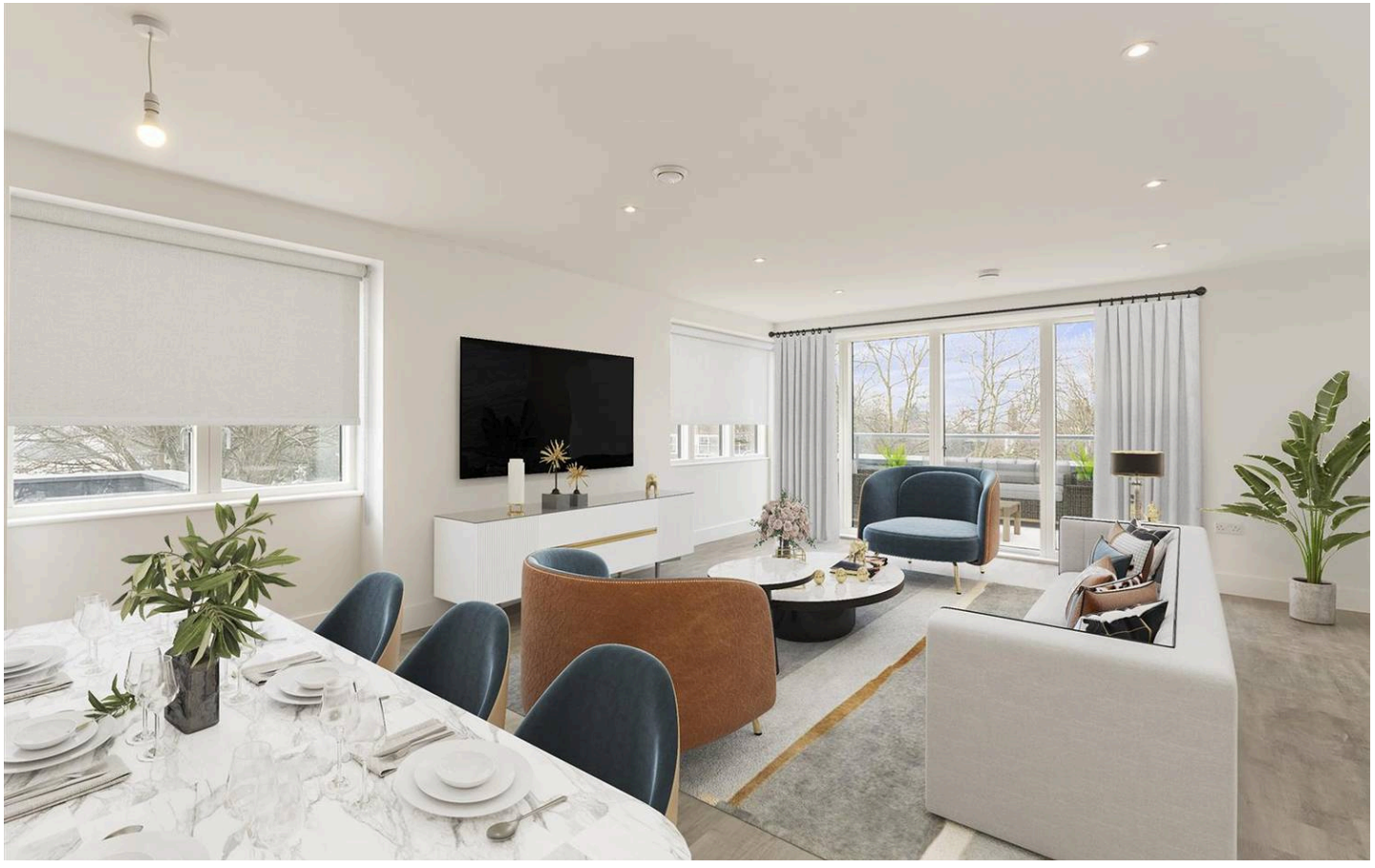



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# Flat 23, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£495,000







# Flat 23

## Lindfield Place, Worthing

INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / maintenance budget £2531.52 PA

A brand new, chain-free THIRD 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 briefly 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 wardrobe, 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
- Third Floor
- West Aspect Balcony
- 150 Year Lease / £0 Ground Rent / Low Outgoings
- Kitchen with Integrated Bosch appliances
- Allocated Parking Space
- 10-Year New Build Warranty

**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**
25′ 2″ x 15′ 9″ (7.66m x 4.80m)
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**
14′ 10″ x 10′ 7″ (4.51m x 3.23m)
Double bedroom with fitted sliding mirrored wardrobe incorporating hanging rail and shelving. Carpeted with underfloor heating.

**En-suite 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 10′ 6″ (4.20m x 3.21m)
Double bedroom. Carpeted with underfloor heating.

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





**Store**
Providing storage space.

**Utility**
With space and plumbing for an appliance.

**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**
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 may include virtual staging to help showcase the home's potential. 150 year lease £2531.52 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





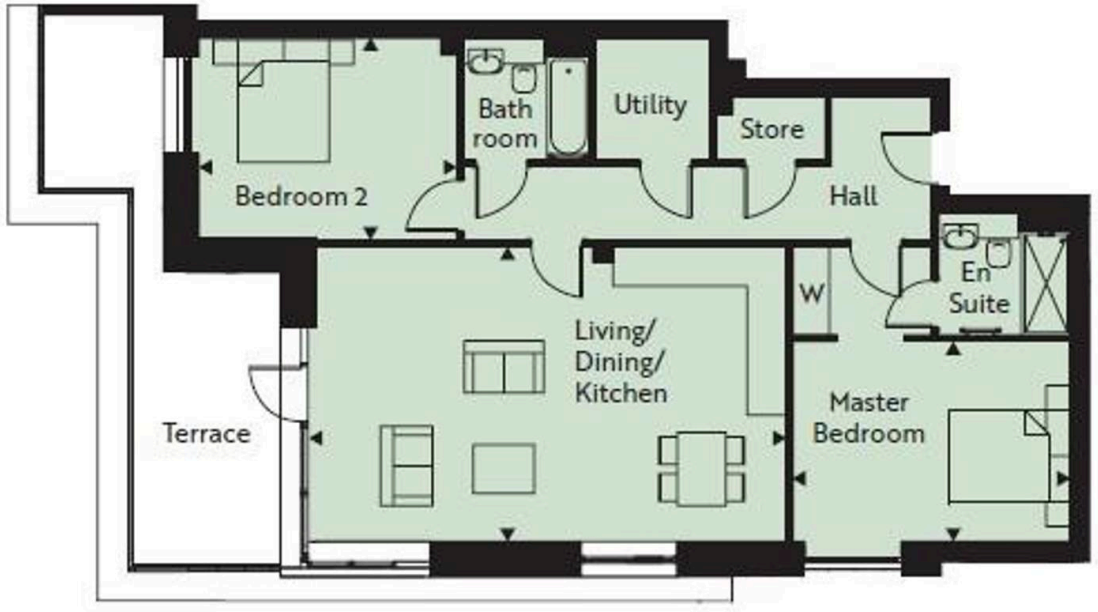






**2 Bedroom**
**1055 sq ft / 98.0 sq m** *(approx)*
Plot 23, Third Floor

North

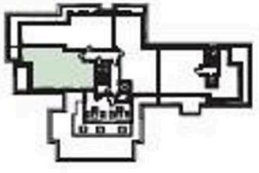



**Living/Dining/Kitchen**
25'2" x 15'9" 7.66m x 4.80m

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

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

**Third Floor**





# Bacon and Company


**Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB**

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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.