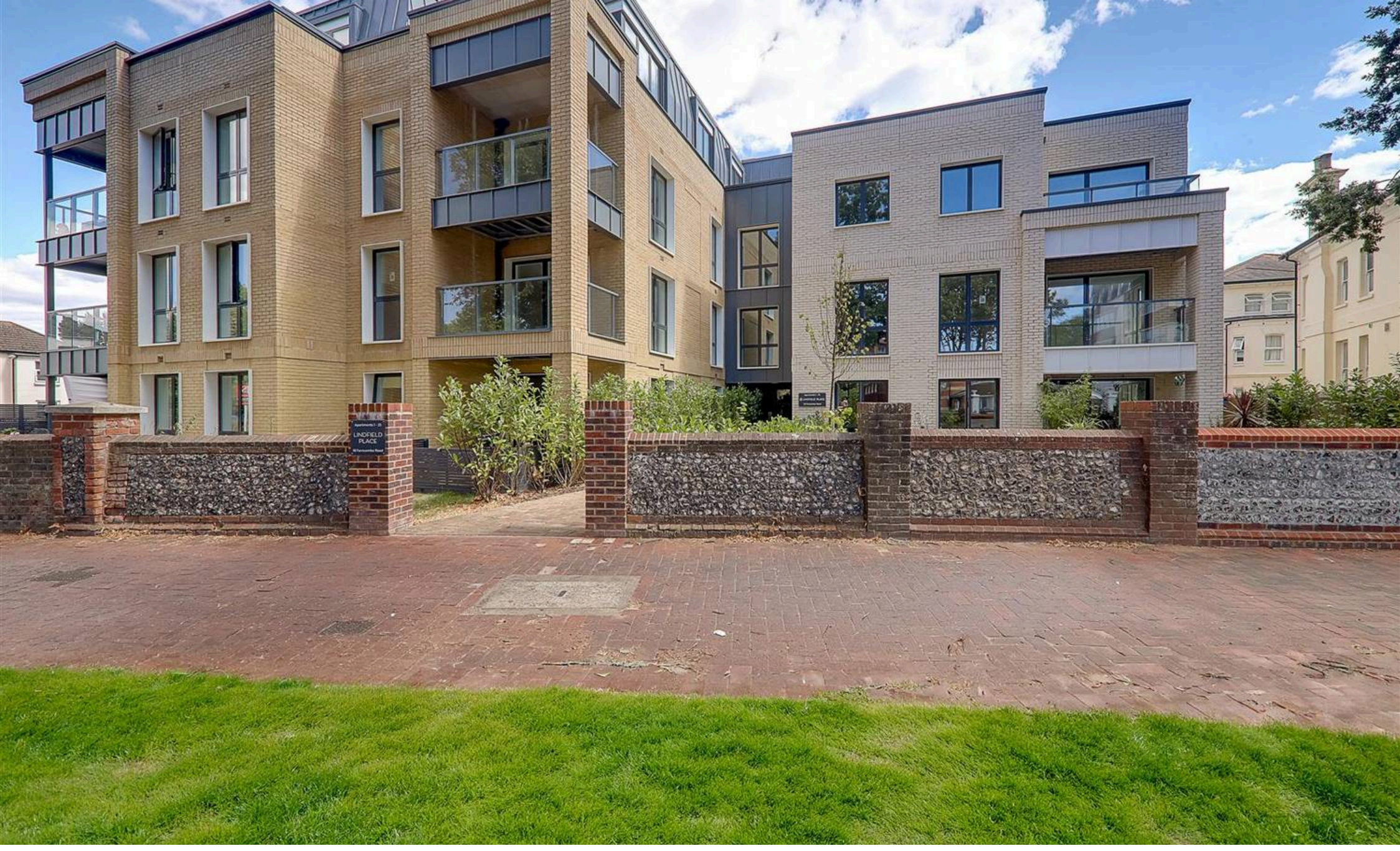


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Estate and letting agents

Flat 22, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£435,000









Flat 22

Lindfield Place, Worthing

INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / maintenance budget £2298.03 PA

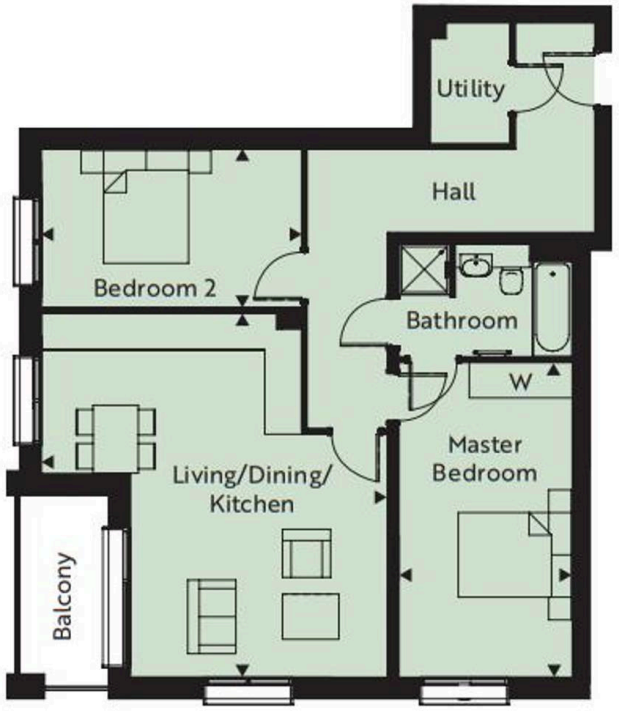
A brand new, chain-free SECOND FLOOR apartment in Central Worthing forming part of Roffey Home's prestigious Lindfield Place development: an exclusive development for buyers aged 65 and over. The beautifully finished accommodation briefly comprises a welcoming communal entrance with passenger lift, front door opening to: entrance hall, impressive OPEN-PLAN LIVING ROOM AND KITCHEN with integrated Bosch appliances, utility, PRIVATE BALCONY, two double bedrooms, stylish BATH/SHOWER ROOM/WC. Further features include UNDERFLOOR HEATING, triple-glazed windows, video entry system,150 year lease and £0 ground rent. Residents also benefit from exclusive use of a TOP FLOOR RESIDENTS' LOUNGE, SOUTH-FACING SUN TERRACE, on-site parking and EV charging points.

Tenure: Leasehold - EPC Energy Efficiency Rating: B

- Brand New Roffey Homes Development
- Two Double Bedrooms
- Second Floor Residence
- Private Balcony West Aspect
- 150 Year Lease / £0 Ground Rent / Low Outgoings
- Kitchen with Integrated Bosch appliances
- Residents' Lounge & South-Facing Sun Terrace
- On-Site Parking & EV Charging
- 10-Year New Build Warranty

2 Bedroom
958 sq ft / 89.0 sq m *(approx)*
Plot 15, First Floor
Plot 22, Second Floor

North



Living/Dining/Kitchen
20'0" x 21'0" 6.08m x 6.40m

Bedroom 2
14'11" x 9'1" 4.56m x 2.76m

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

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

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

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk

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.