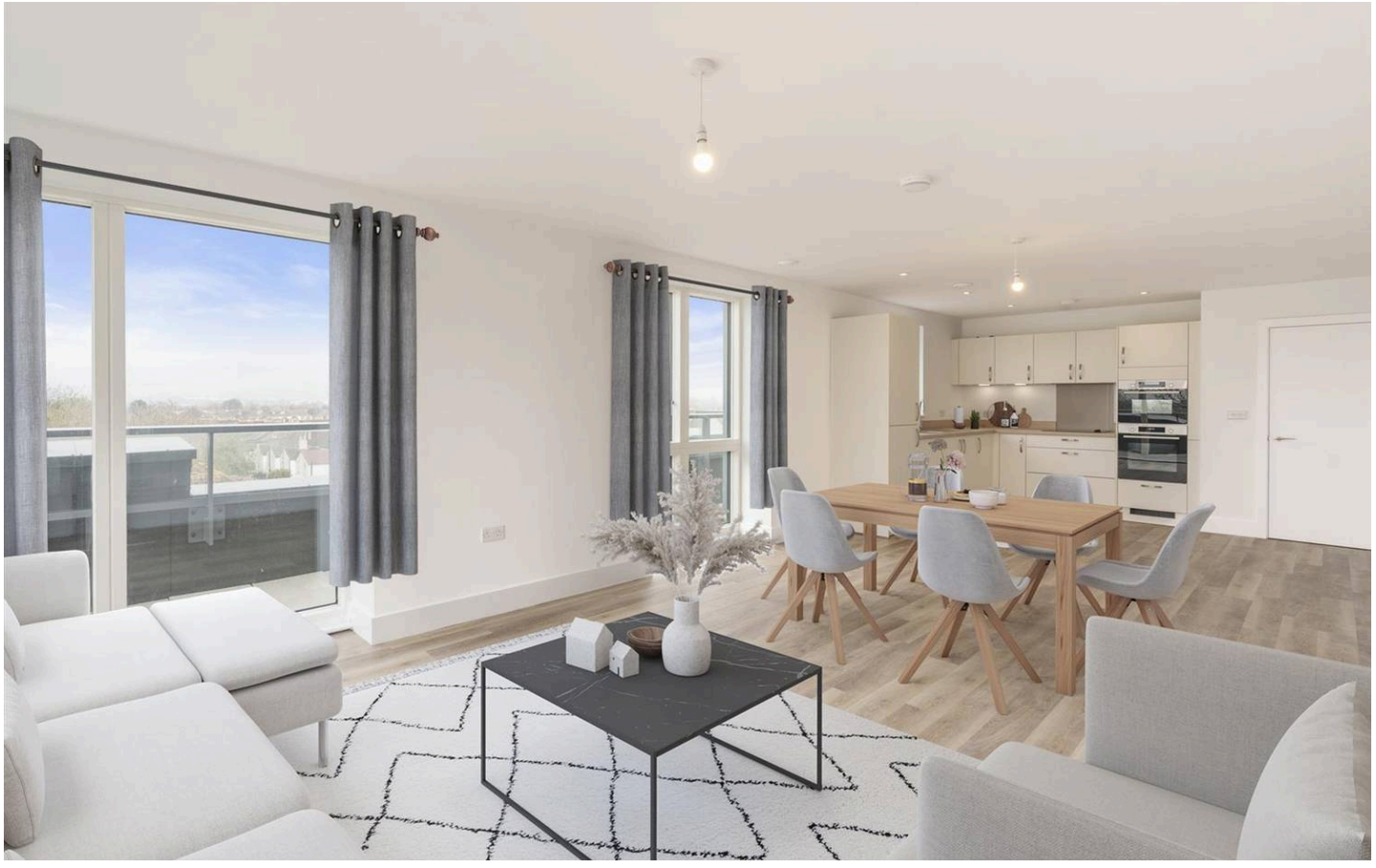


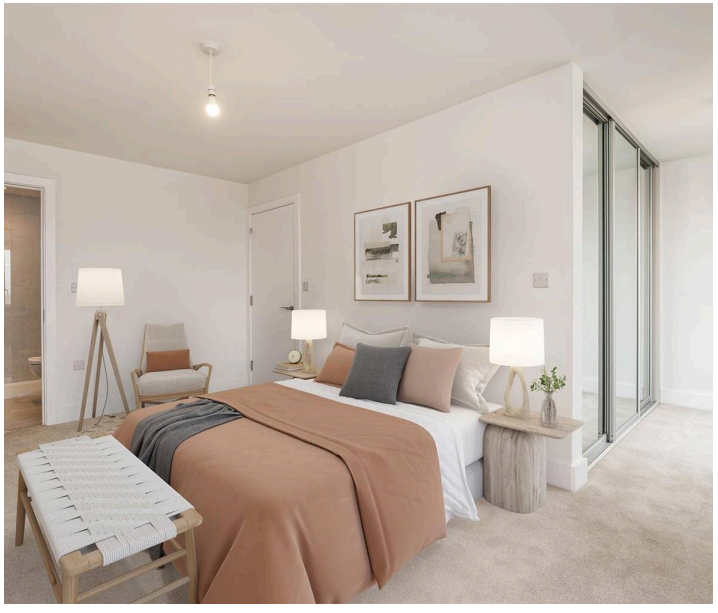
and company bacon
Estate and letting agents

Flat 24, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£495,000







Flat 24

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, stores, 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, 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, allocated parking space and EV charging points.

Tenure: Leasehold

- Brand New Roffey Homes Development
- 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
30′ 8″ x 13′ 2″ (9.34m x 4.02m)
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
16′ 3″ x 15′ 1″ (4.95m x 4.61m)
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
9′ 3″ x 14′ 7″ (2.82m x 4.44m)
Double bedroom. Carpeted with underfloor heating. Access to Private Balcony.

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





Double Store
Two areas providing storage space.

Utility
With space and plumbing for an appliance.

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.

BALCONY

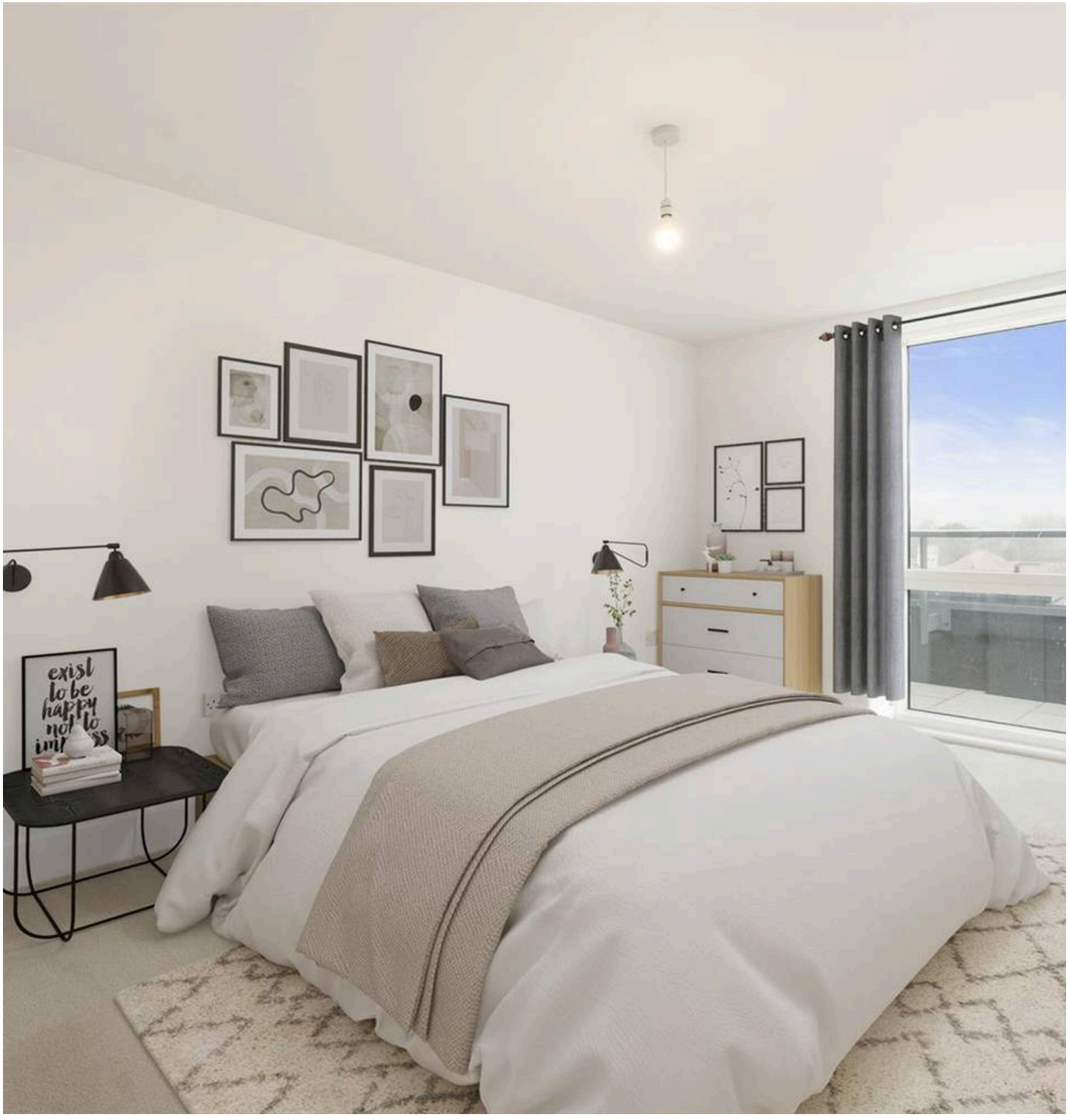
North and west aspects with access from Kitchen / Living room.

ROOF TERRACE

Adjoining the residents' lounge, offering superb panoramic views.

ALLOCATED PARKING

1 Parking Space









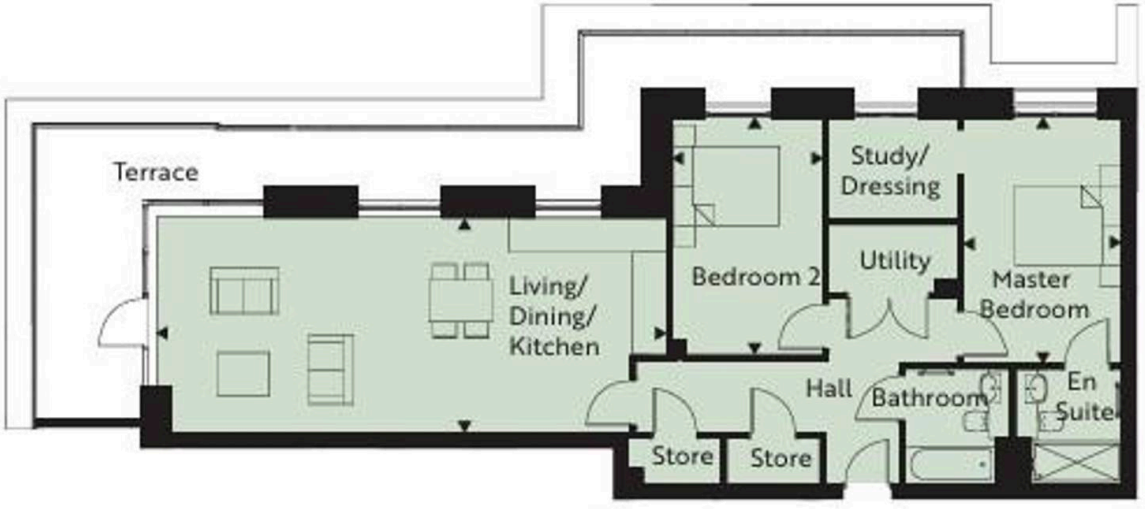


2 Bedroom

1,055 sq ft / 98.0 sq m *(approx)*

Plot 24, Third Floor

North



Living/Dining/Kitchen

30'7" x 13'2" 9.34m x 4.02m

Bedroom 2

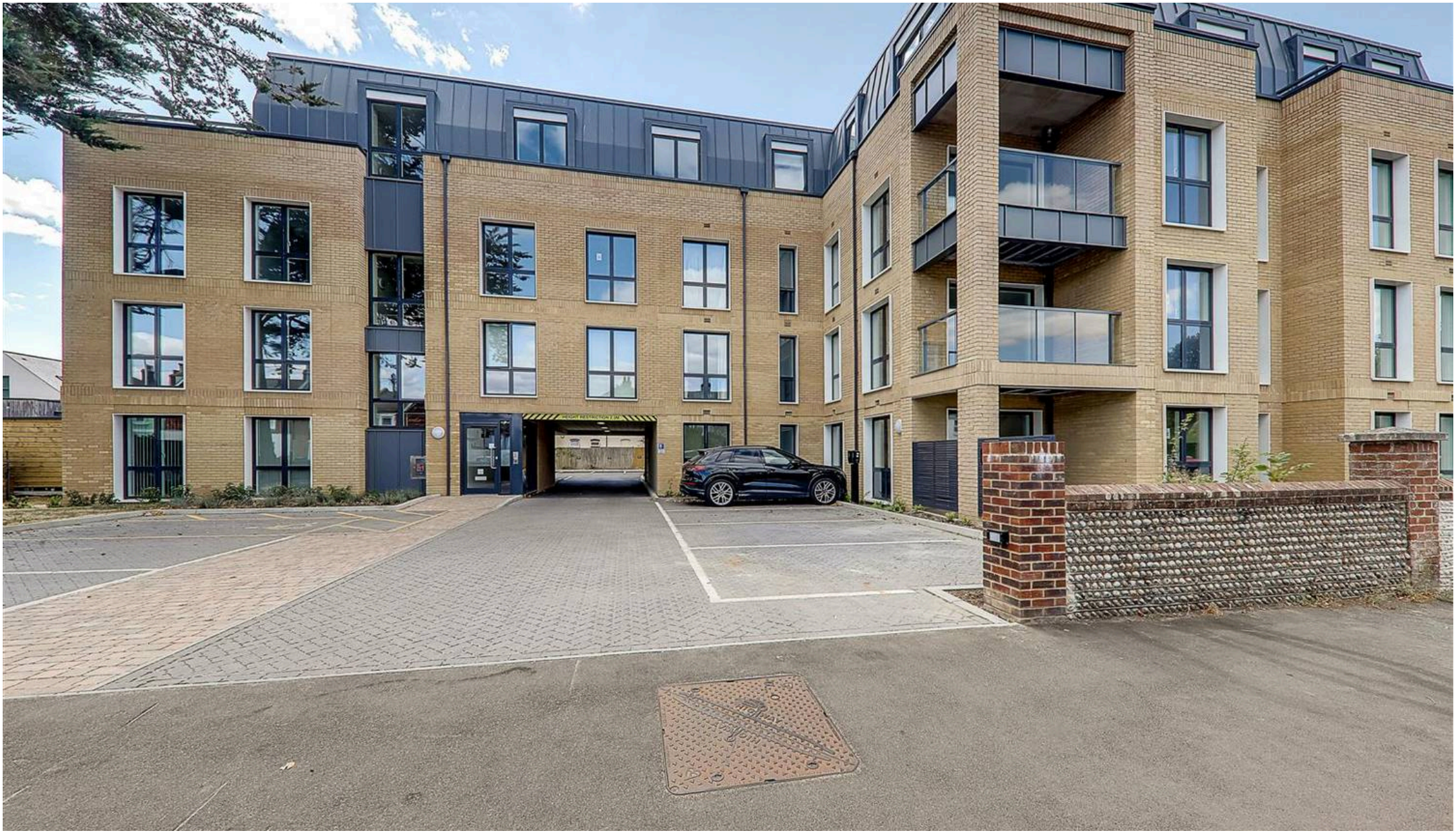
9'2" x 14'6" 2.82m x 4.44m

Master Bedroom

9'8" x 15'1" 2.95m x 4.61m

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.