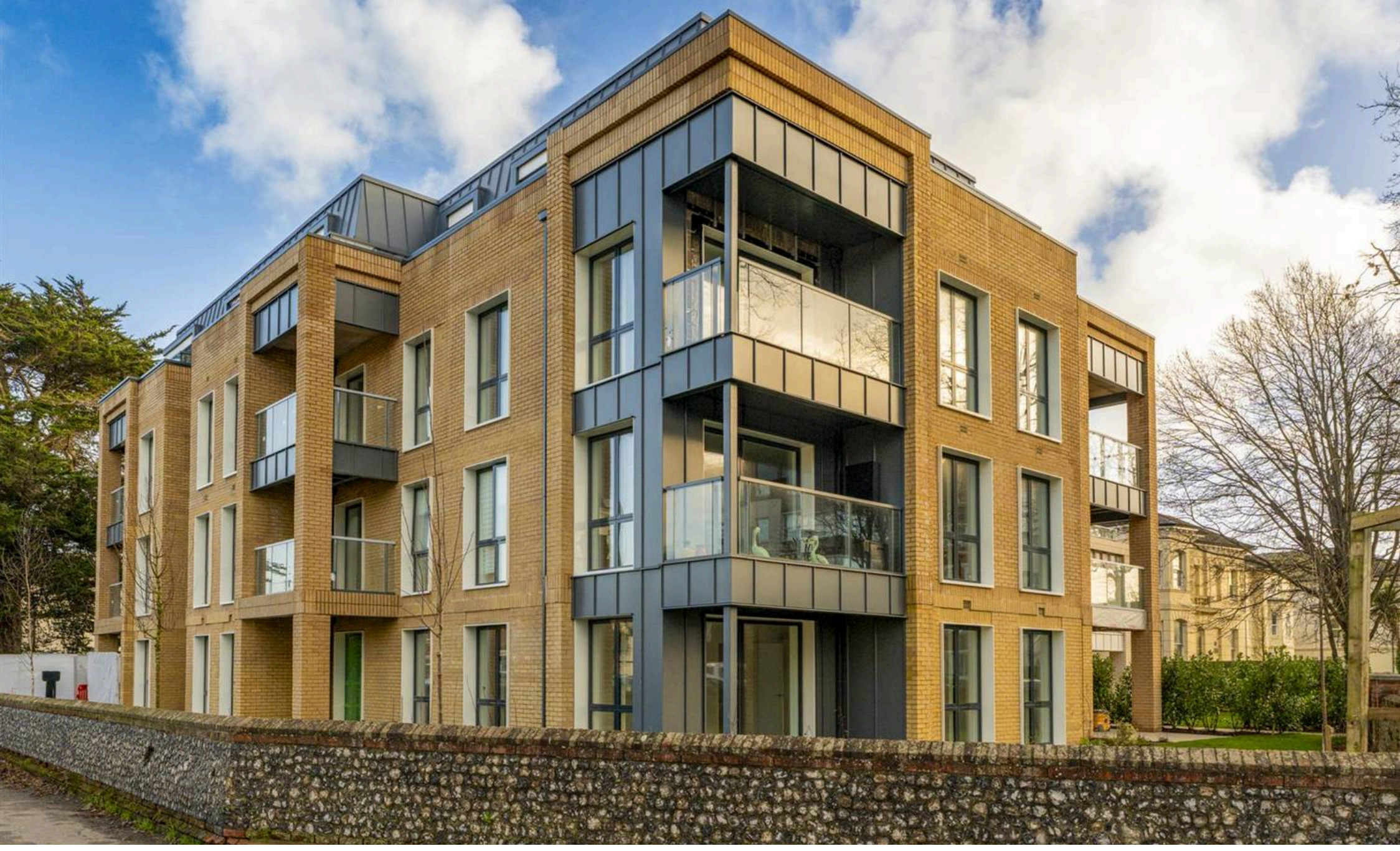


and company bacon
Estate and letting agents

Flat 11, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£315,000







Flat 11

Lindfield Place, Worthing

INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / maintenance budget £1935.50 PA

A brand new, chain-free FIRST 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

- Brand New Roffey Homes Development
- Two Double Bedrooms
- First Floor Residence
- Private Balcony
- 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

Communal Entrance
13′ 5″ x 11′ 10″ (4.09m x 3.61m)
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 Hallway
Modern LVT flooring with underfloor heating. Video entry phone. Wall mounted heating control panel.

Kitchen and Living Room
18′ 9″ x 19′ 0″ (5.72m x 5.79m)
Open-plan living space with fitted kitchen incorporating a range of wall and base units, stainless-steel sink and integrated Bosch appliances, including oven, electric hob, extractor, fridge/freezer and dishwasher. Modern LVT flooring with underfloor heating. Direct access to the private terrace.

Bedroom One
13′ 5″ x 11′ 10″ (4.09m x 3.61m)
Double bedroom with fitted sliding mirrored wardrobe incorporating hanging rail and shelving. Carpeted with underfloor heating.

Bedroom Two
13′ 6″ x 9′ 0″ (4.11m x 2.74m)
Double bedroom. Carpeted with underfloor heating.

Bath / Shower Room / WC
Contemporary Jack & Jill bathroom comprising bath with shower attachment, walk-in shower, vanity surface with concealed-cistern WC and wash hand basin. Heated towel rail.

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
150 year lease £1935.50 Maintenance Per Annum (Includes reserve) £0 / Zero Ground Rent

BALCONY

North aspect with access from Kitchen / Living Room

ROOF TERRACE

Residents south-facing terrace adjoining the residents lounge, offering superb panoramic views.

OFF STREET

1 Parking Space

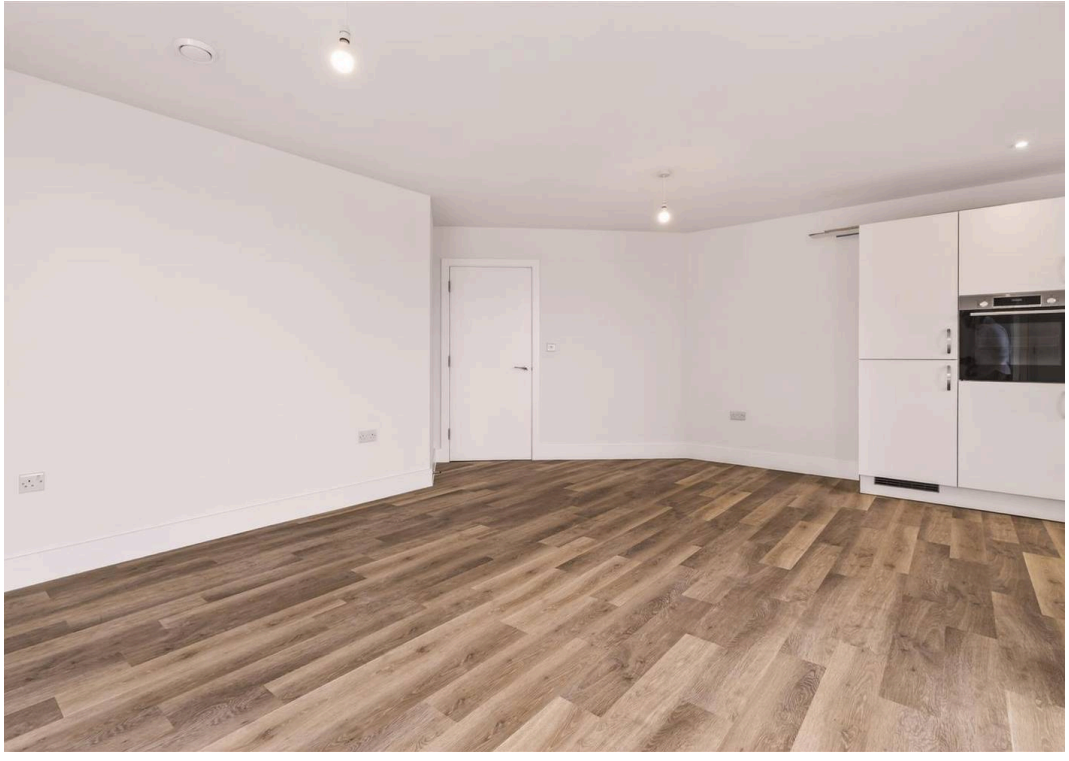
Non-allocated residents parking








Fire Exit



Apt Type D

No	Floor	Beds
4	Ground	2
11	First	2
19	Second	2

Internal Area (Approx)

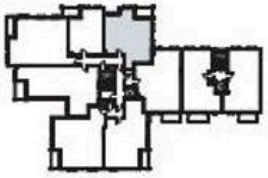
797 sq ft / 74.0 sq m

Floor Plates

Ground



First & Second





Living/Dining/Kitchen

18'9" x 19'0"

5.74m x 5.81m

Master Bedroom

11'10" x 13'5"

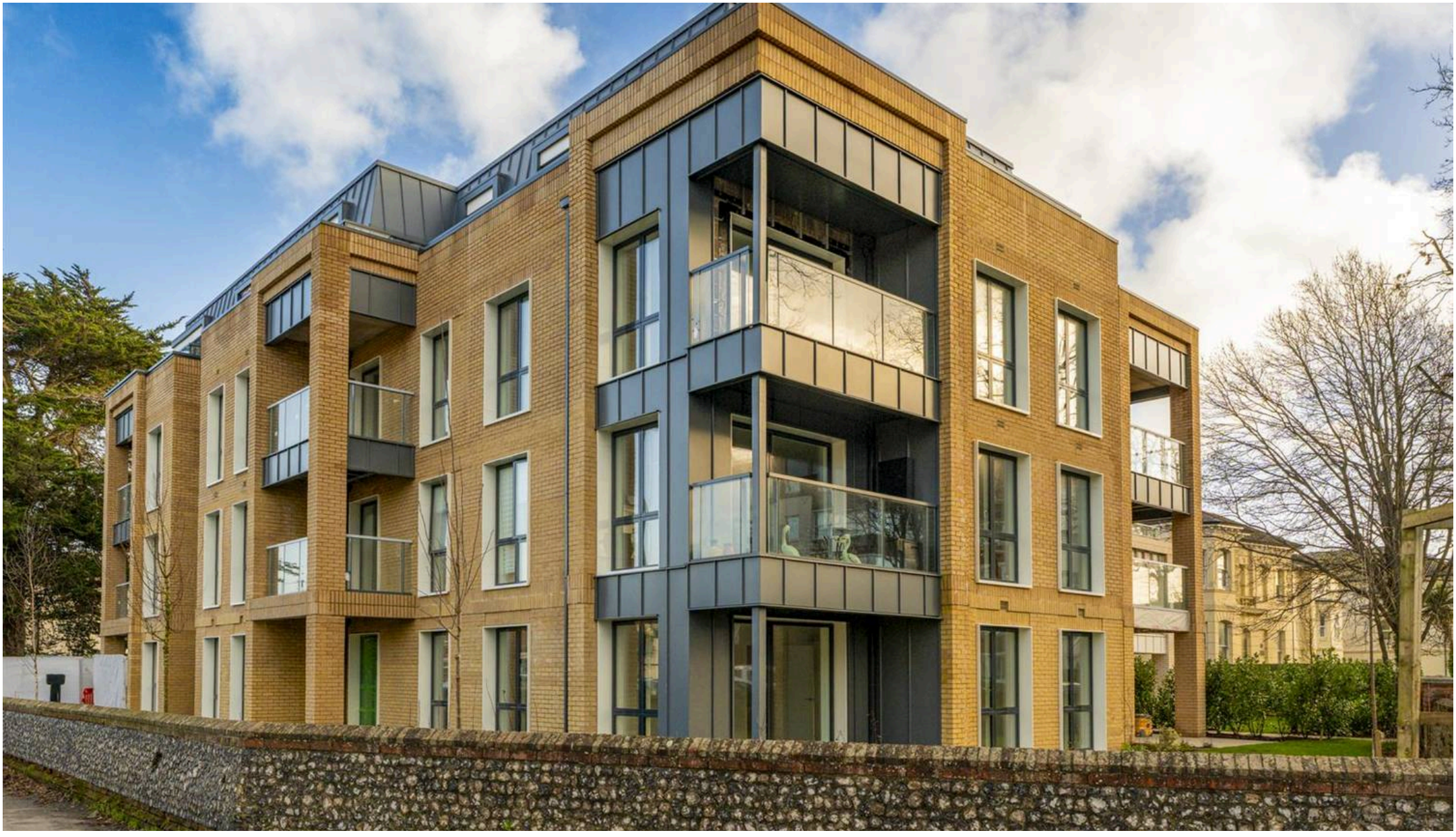
3.60m x 4.09m

Bedroom 2

9'0" x 13'6"

2.75m x 4.13m





Bacon and Company

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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.