

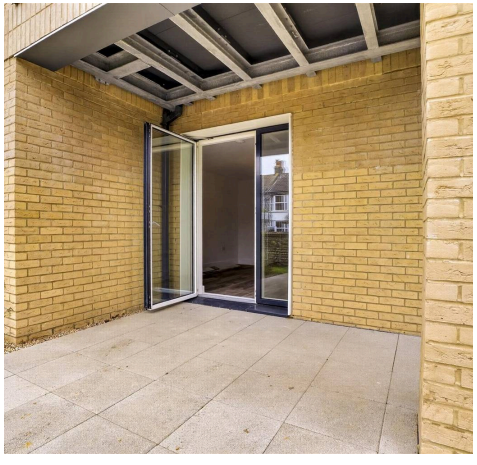
bacon and company
Estate and letting agents

Flat 3, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£215,000









Flat 3

Lindfield Place, Worthing

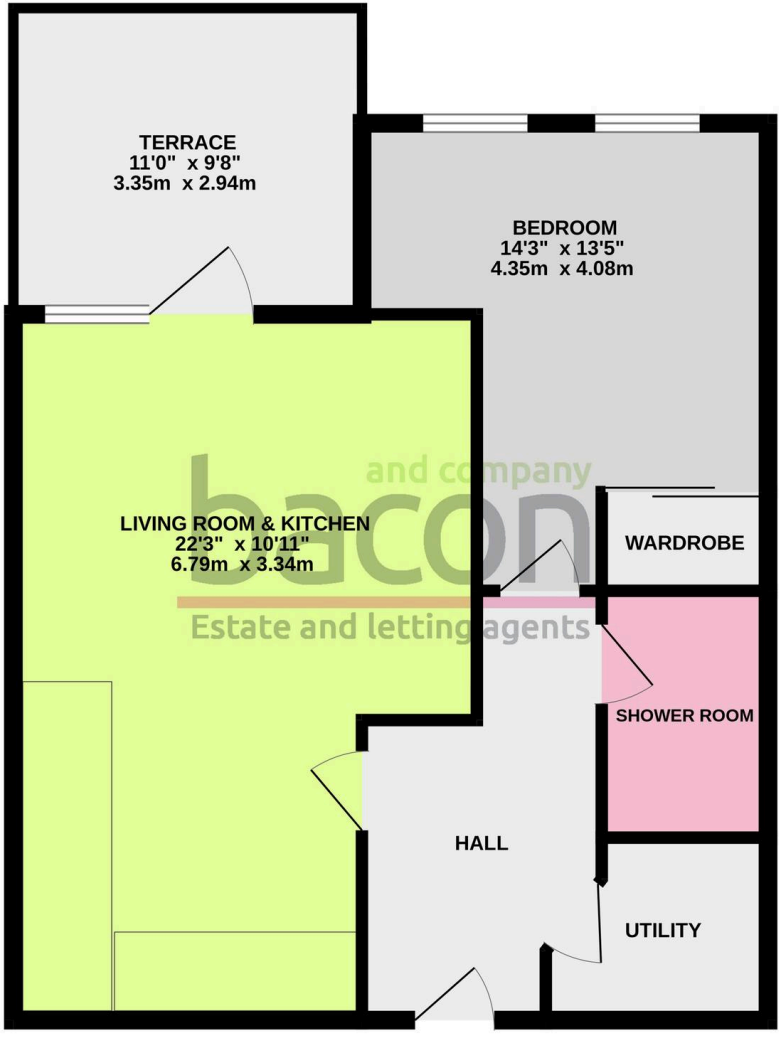
INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / Maintenance Budget £1290.34 PA

A brand new, chain-free GROUND 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 comprises a welcoming communal entrance with passenger lift, front door opening to: entrance hall, OPEN-PLAN LIVING ROOM AND KITCHEN with integrated Bosch appliances, utility, PRIVATE TERRACE, double bedroom, stylish SHOWER ROOM/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, on-site parking and EV charging.

Tenure: Leasehold / EPC Energy Efficiency Rating: C

- Brand New Roffey Homes Development
- Double Bedroom
- Ground Floor Residence
- Private Terrace
- 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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.