

bacon and company bespoke

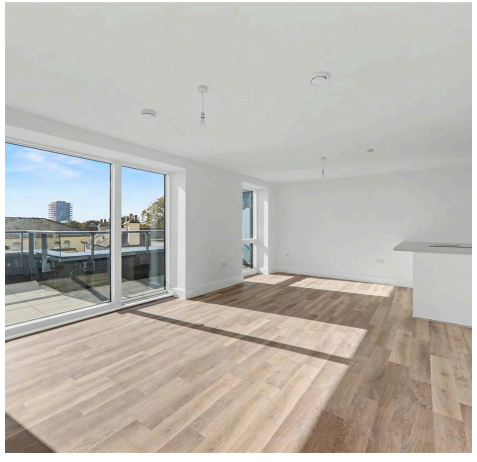
# Flat 31, Lindfield Place, 22 Lyndhurst Road - BN11 2DF

£550,000









# Flat 31

## Lindfield Place, Worthing

INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / maintenance budget £2943.20 PA

A brand new, chain-free THREE BEDROOM THIRD FLOOR PENTHOUSE 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 island unit with induction hob plus other integrated Bosch appliances, utility, store, main bedroom suite with ENSUITE shower and wardrobe, TWO further double bedrooms, stylish fully tiled BATHROOM/WC, one east aspect PRIVATE BALCONY and one south aspect PRIVATE BALCONY. Further features include UNDERFLOOR HEATING, triple-glazed windows, 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 Penthouse
- Residents' Lounge & South-Facing Sun Terrace
- 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 from Farncombe Road block.

**Entrance Hall**
Modern LVT flooring with underfloor heating. Video entry phone. Wall mounted heating control panel.

**Kitchen and Living Room**
21′ 9″ x 17′ 10″ (6.63m x 5.43m)
Open-plan living space with fitted kitchen and island, incorporating a range of wall and base units, stainless-steel sink and integrated Bosch appliances, including oven and additional combination oven, induction hob, in-built extractor, fridge/freezer and dishwasher. Modern LVT flooring with underfloor heating. Direct access to private balcony.

**Bedroom One**
13′ 3″ x 14′ 7″ (4.05m x 4.44m)
Double bedroom with fitted sliding mirrored wardrobe incorporating hanging rail and shelving. Carpeted with underfloor heating. Extends down to a study/dressing area. Leads to a Private Balcony and En-suite.

**Ensuite 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**
11′ 4″ x 10′ 8″ (3.46m x 3.26m)
Double bedroom. Carpeted with underfloor heating.

**Bedroom Three**
10′ 1″ x 10′ 9″ (3.08m x 3.27m)
Double bedroom. Carpeted with underfloor heating.



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

**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.

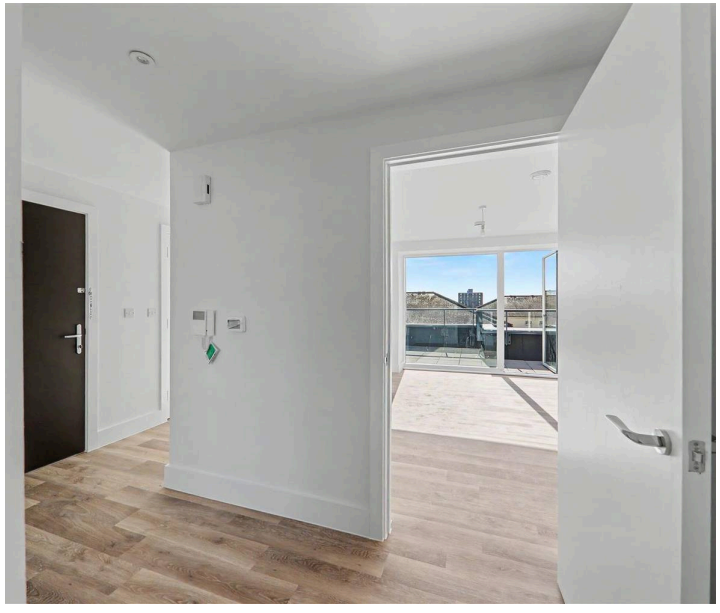
**Location**
Lindfield Place enjoys a convenient Worthing setting, placing the town centre, seafront and promenade within easy reach. The location offers the best of coastal living together with access to local shops, cafés, restaurants, transport connections and the wider West Sussex countryside.

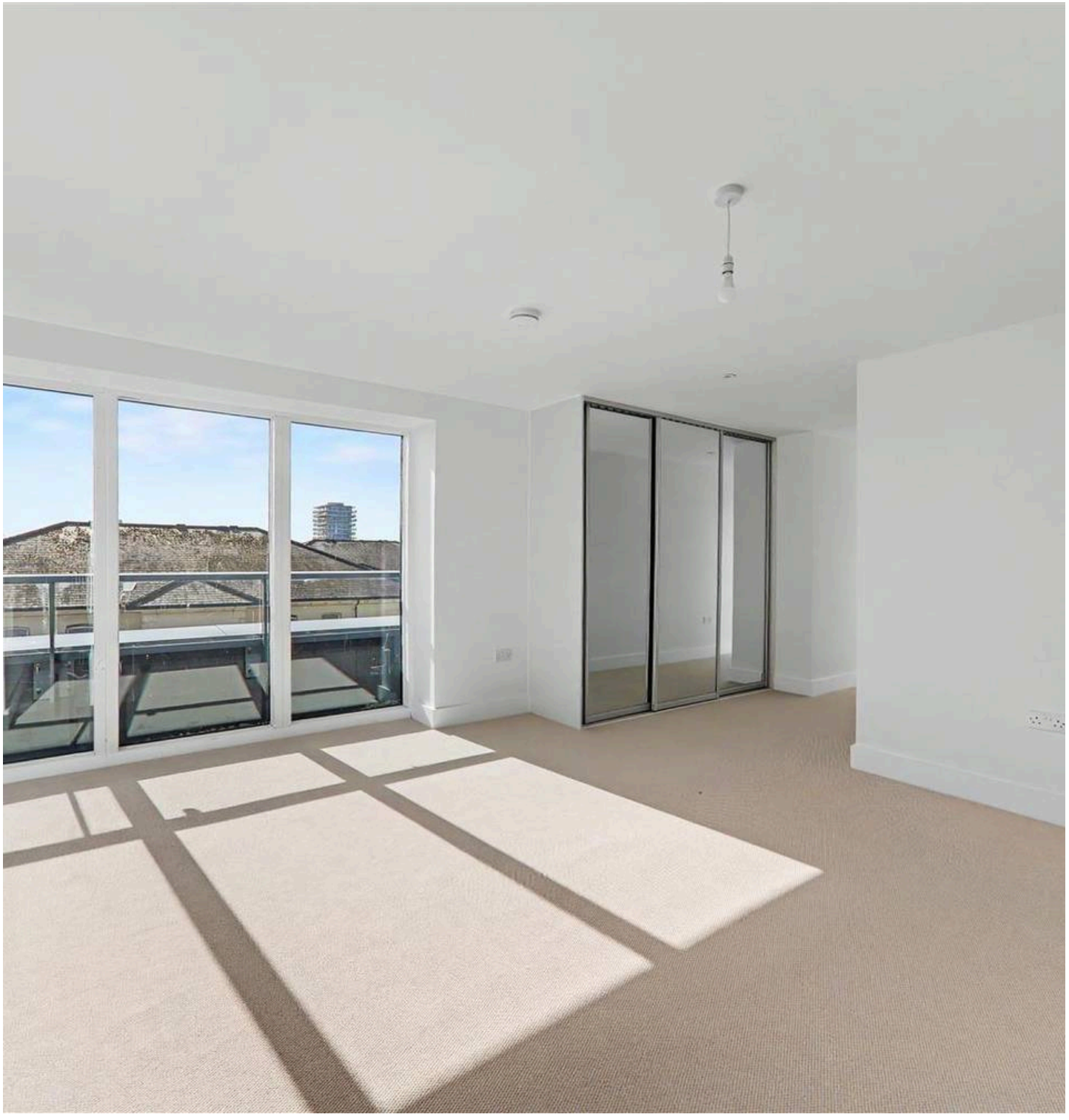
**Roffey Homes**
Established in Sussex in 1960, Roffey Homes has built a longstanding reputation for thoughtfully designed homes, high-quality workmanship and meticulous attention to detail. Their approach extends beyond the individual property, with each development designed to create an attractive 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.

**Lease & Maintenance Information**
150 year lease £2943.20 Maintenance Per Annum (Includes reserve)
£0 / Zero Ground Rent









**Balcony**

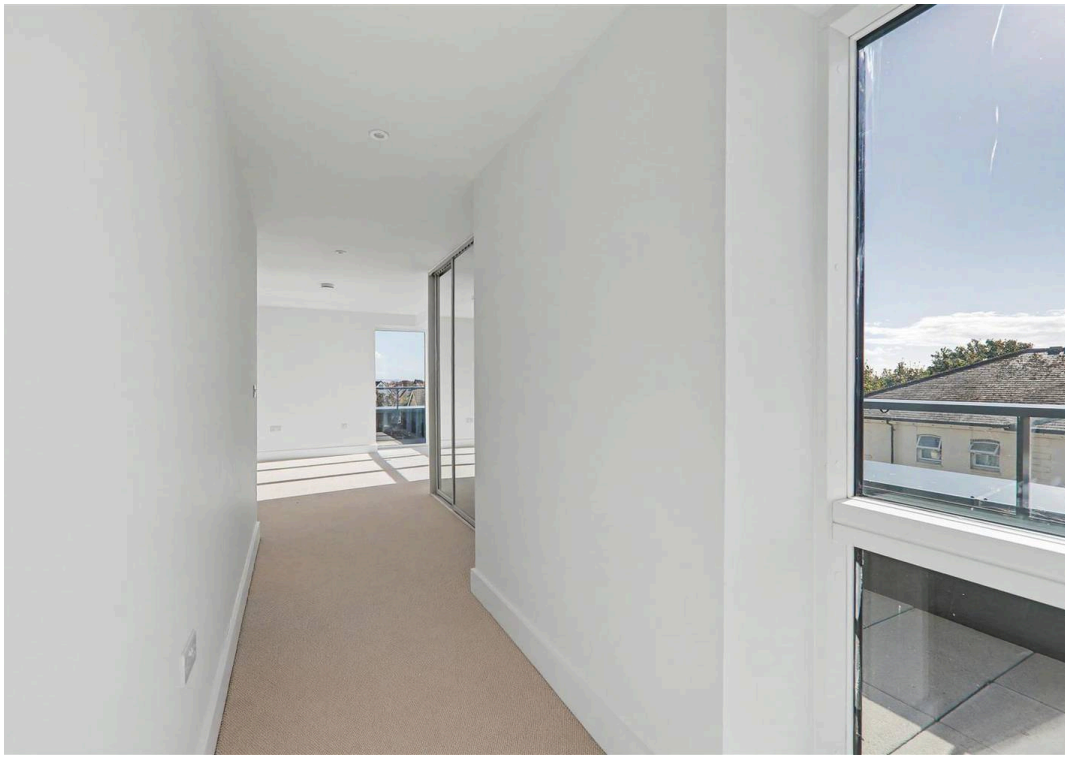
East aspect and access via Bedroom One.

**Roof Terrace**

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

**ALLOCATED PARKING**

1 Parking Space





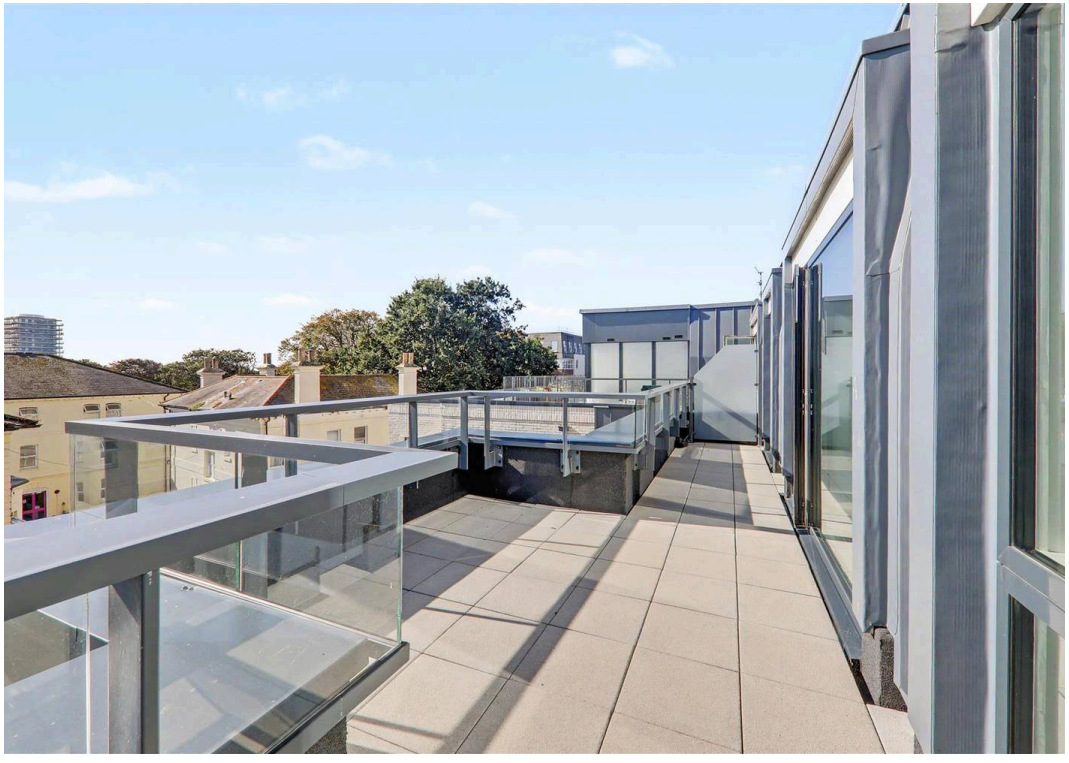




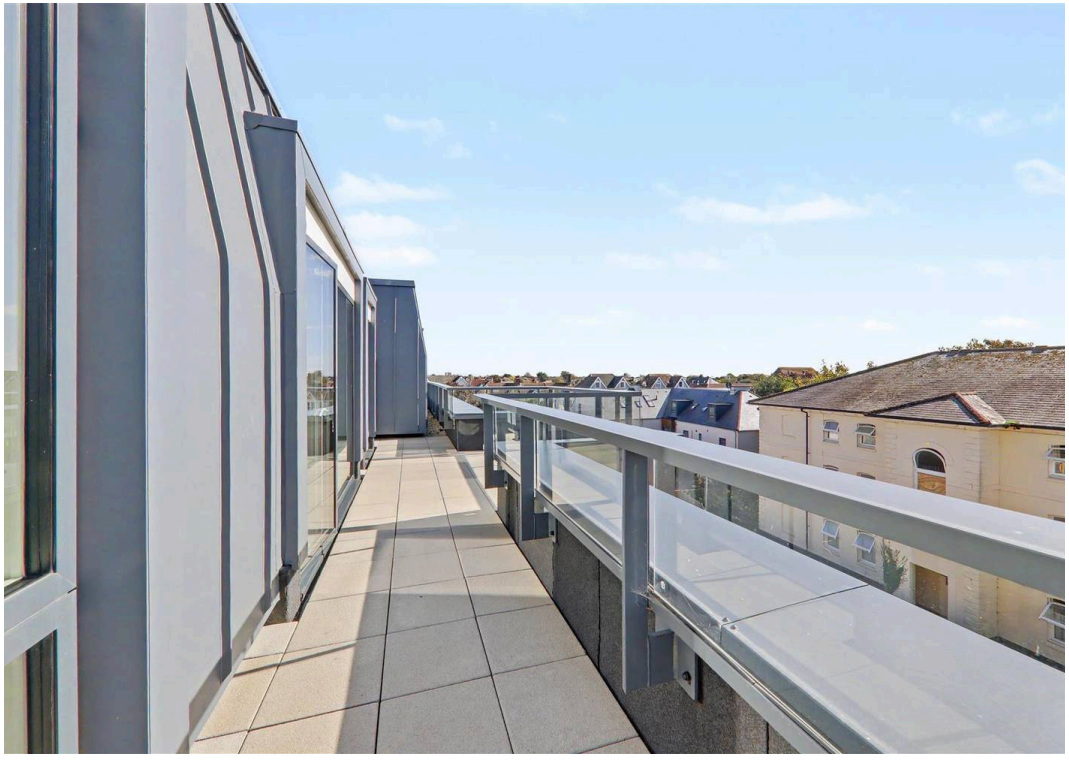


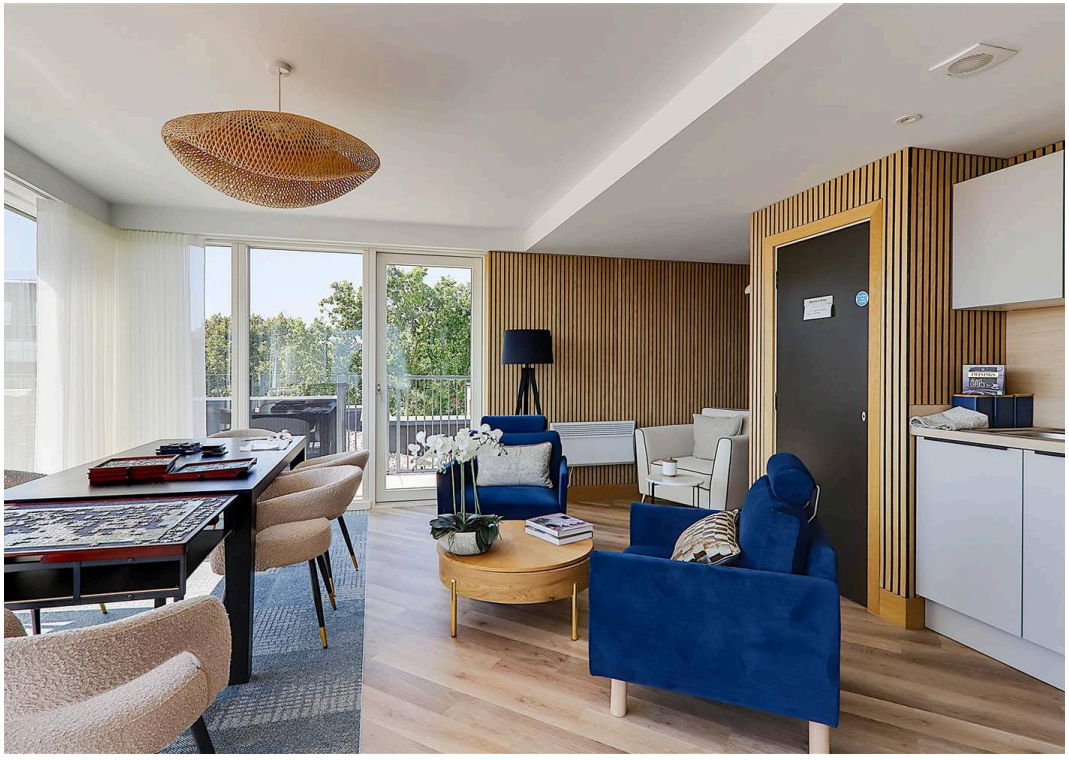












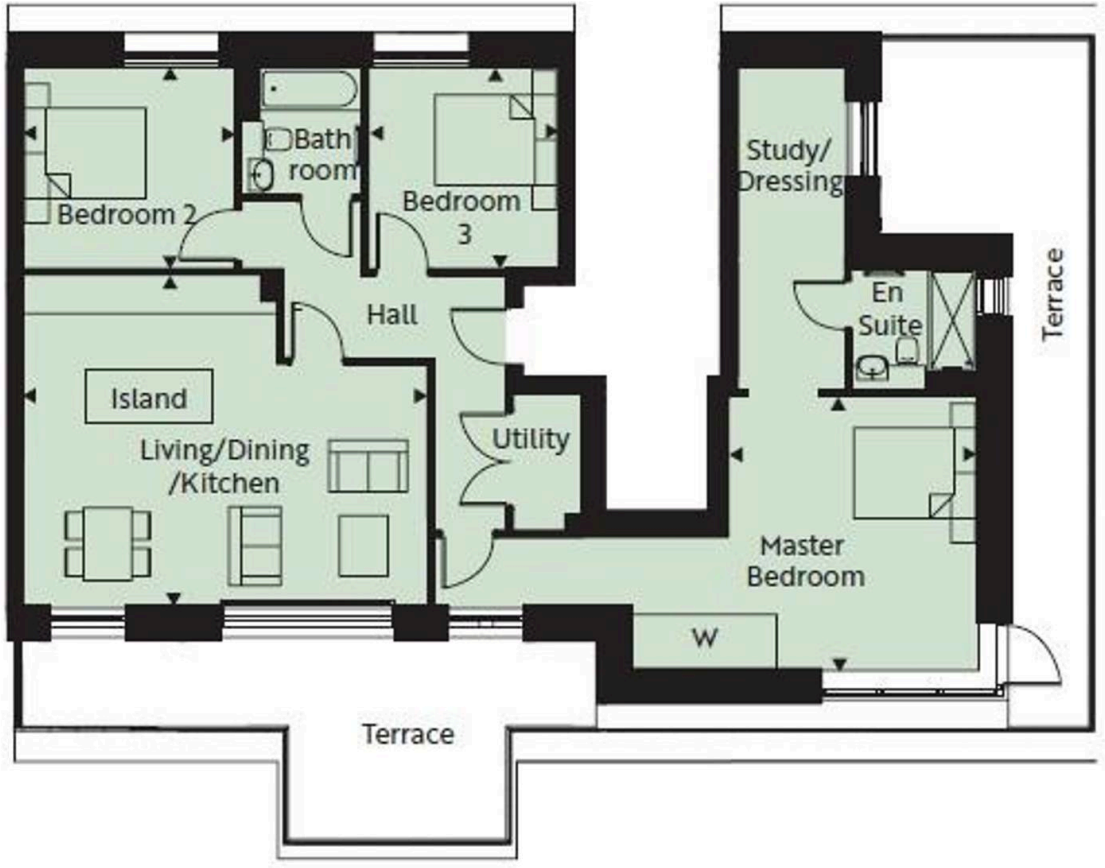

Fire Exit





**3 Bedroom**
**1227 sq ft / 114.0 sq m** *(approx)*
Plot 31, Third Floor

North




**Living/Dining/Kitchen**
21'9" x 17'10" 6.63m x 5.43m

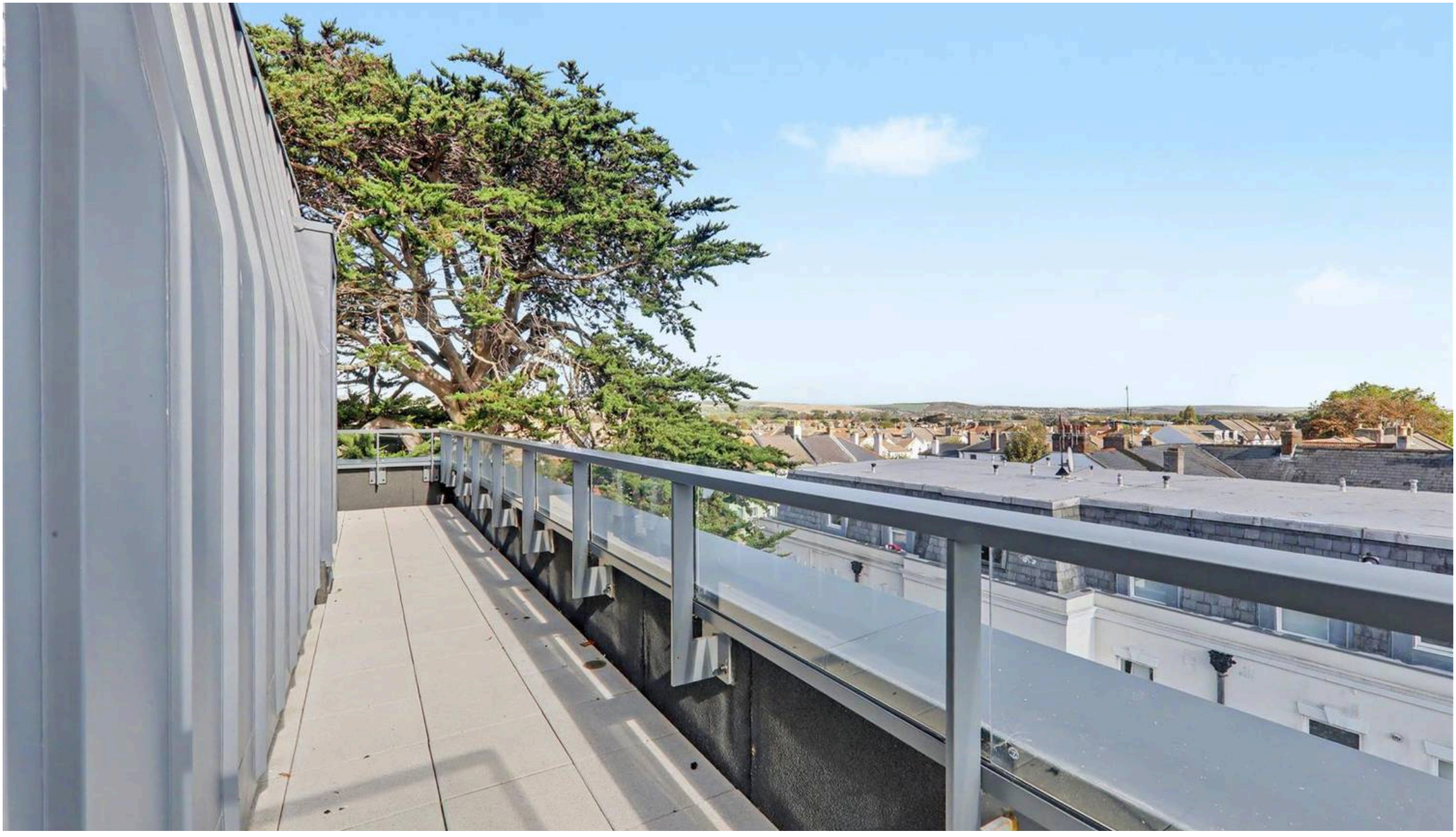
**Bedroom 2**
11'5" x 10'8" 3.46m x 3.26m

**Third Floor**



**Master Bedroom**
13'4" x 14'6" 4.05m x 4.44m

**Bedroom 3**
10'1" x 10'9" 3.08m x 3.27m




# Bacon and Company

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

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