



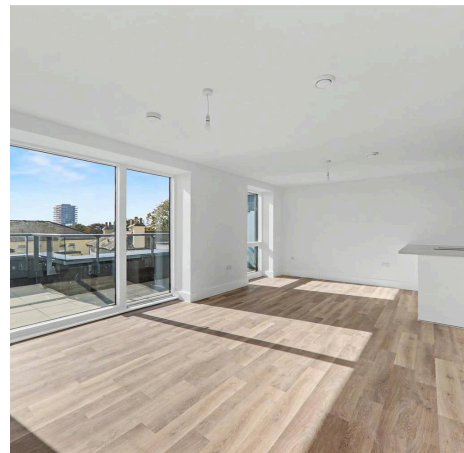
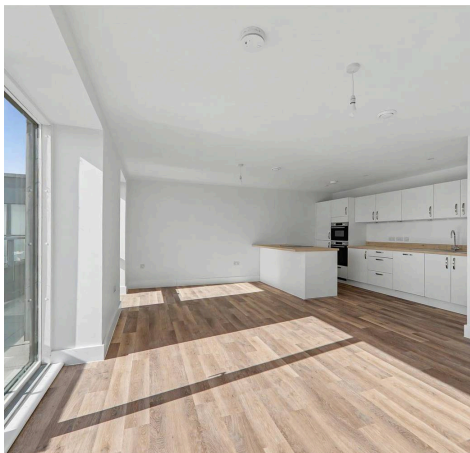


Flat 31

Lindfield Place, Worthing

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, 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 - EPC Energy Efficiency Rating: B

- Brand New Roffey Homes Development
- Three Double Bedrooms
- Third Floor Penthouse
- Private South and East Facing Balconies
- Contemporary Bathroom/Wc + Ensuite
- Kitchen with Integrated Bosch appliances
- Underfloor Heating & Triple Glazing
- 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.



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.

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 1

Balcony 2

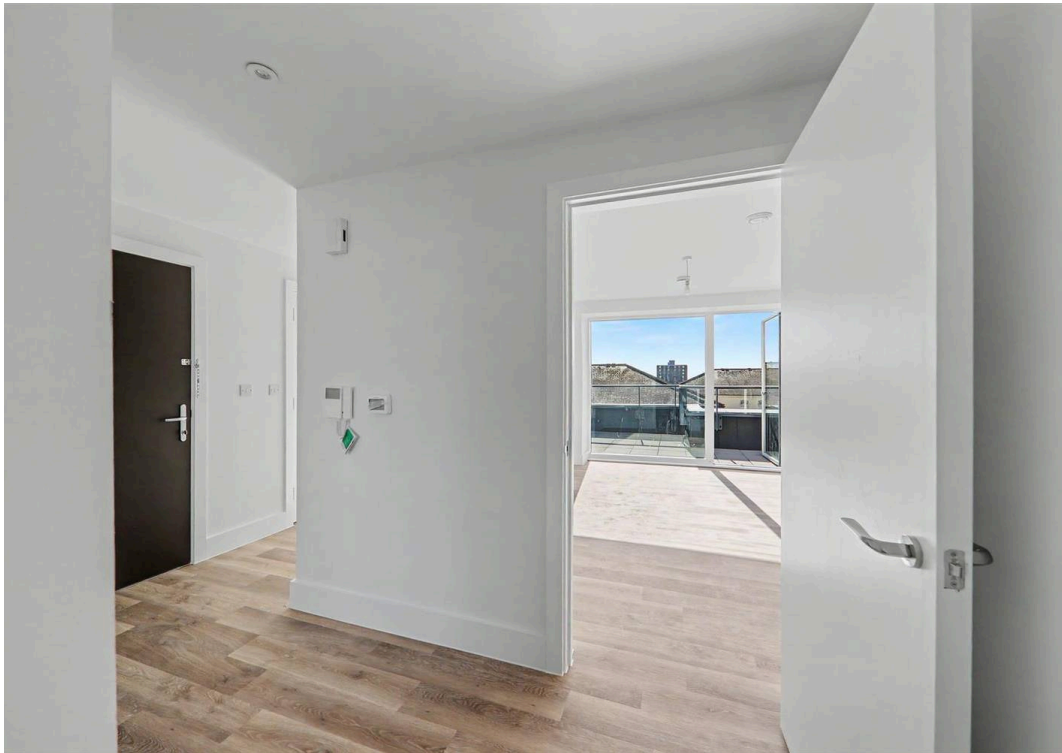
East aspect and access via Bedroom One.

Roof Terrace

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

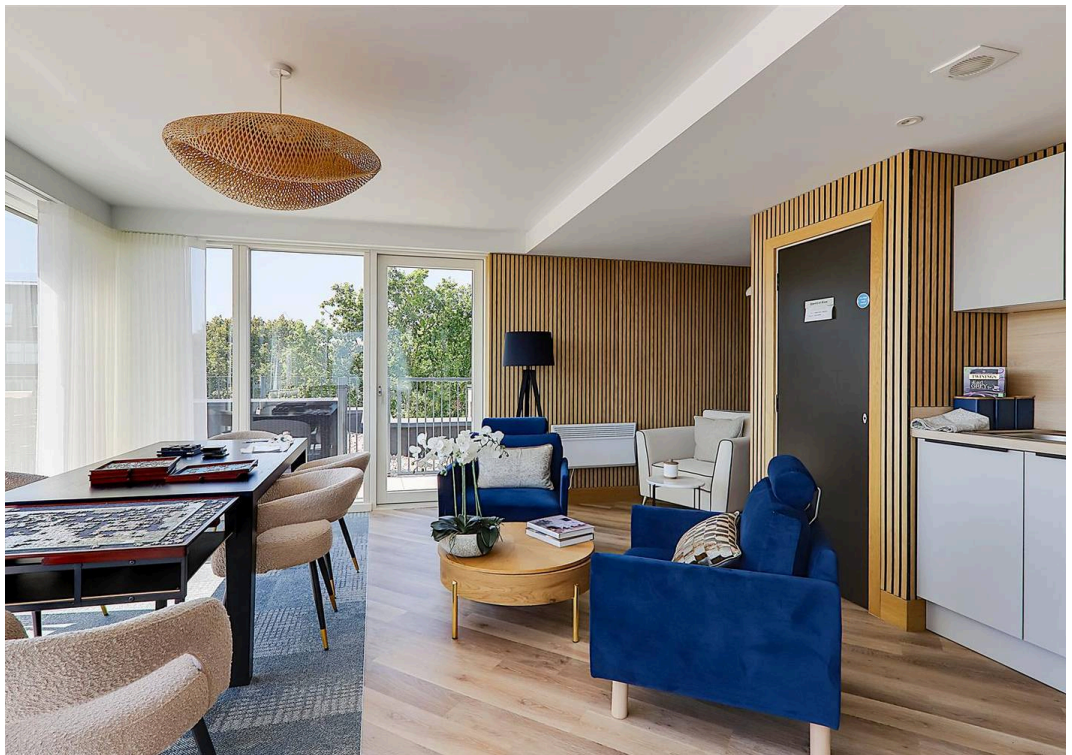
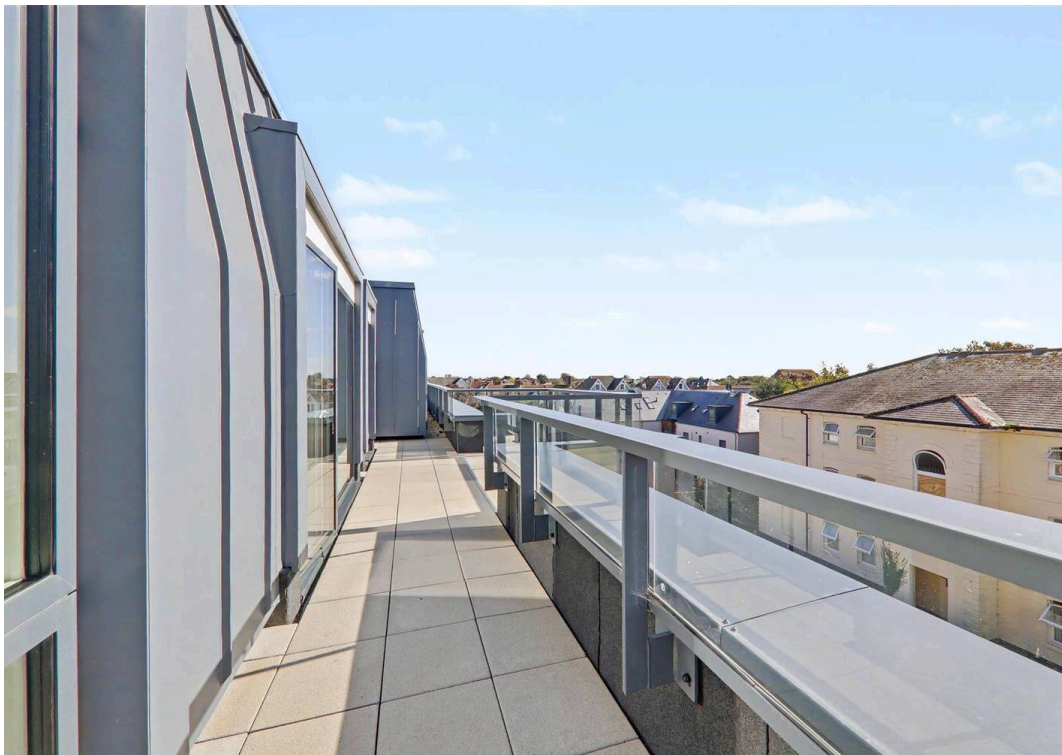
ALLOCATED PARKING

1 Parking Space







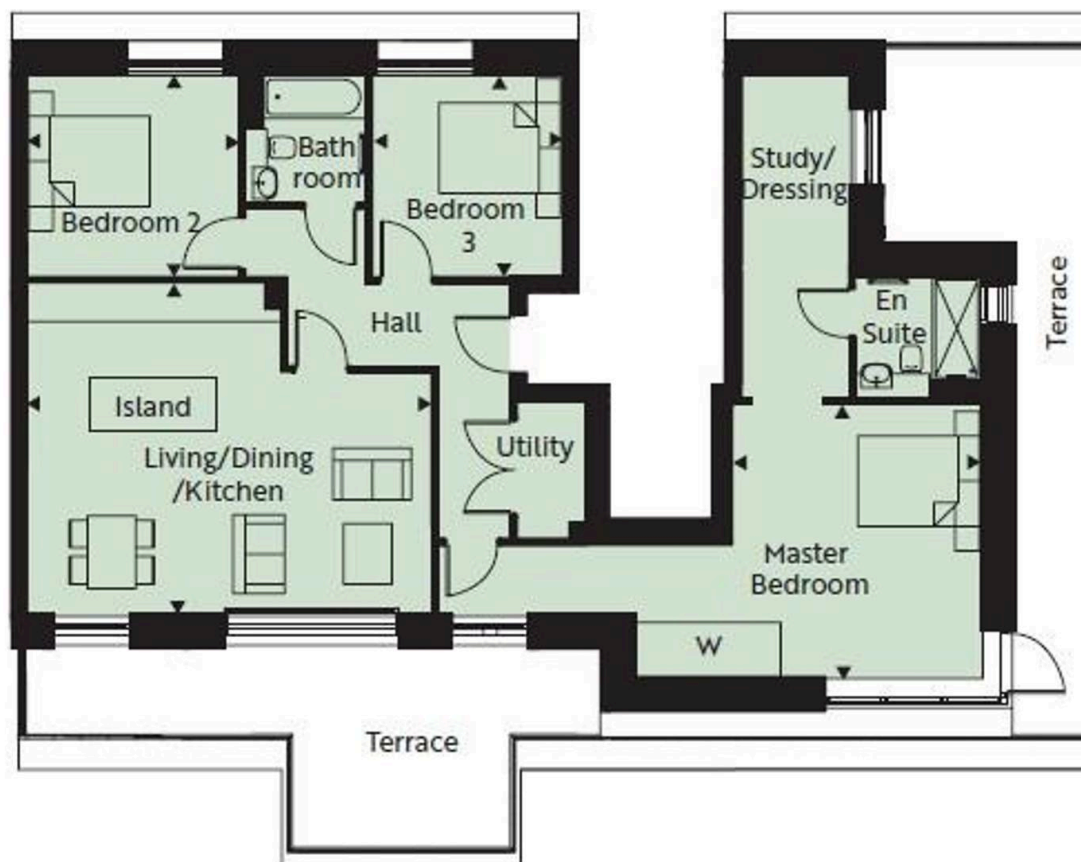




3 Bedroom

1227 sq ft / 114.0 sq m (approx)

Plot 31, Third Floor



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

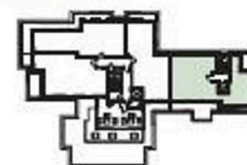
Master Bedroom

13'4" x 14'6" 4.05m x 4.44m

Bedroom 3

10'1" x 10'9" 3.08m x 3.27m

Third Floor





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.