





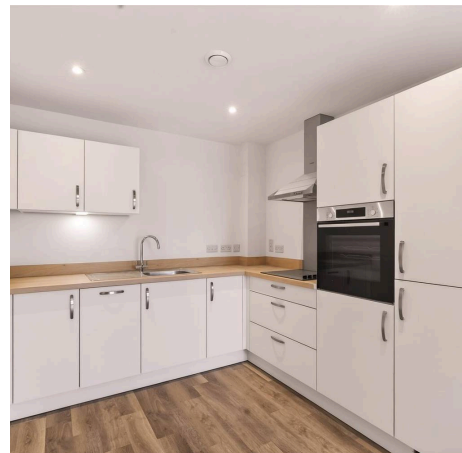
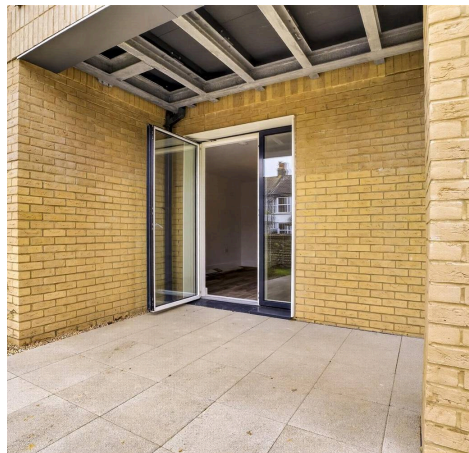
## Flat 3

### Lindfield Place, Worthing

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 briefly 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, 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 - EPC Energy Efficiency Rating: C

- Brand New Roffey Homes Development
- Double Bedroom
- Ground Floor Residence
- Private Terrace
- Contemporary Shower Room
- Kitchen with Integrated Bosch appliances
- Underfloor Heating & Triple Glazing
- Residents' Lounge & South-Facing Sun Terrace
- On-Site Parking & EV Charging
- 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**

13' 3" x 22' 5" (4.04m x 6.83m)

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.

**Double Bedroom**

13' 2" x 9' 3" (4.01m x 2.82m)

Double bedroom with fitted sliding mirrored wardrobe incorporating hanging rail and shelving. Carpeted with underfloor heating.

**Shower Room/Wc**

Contemporary 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**

Conveniently located within one and a half miles of Worthing town centre and the mainline railway station, Lindfield Place is also just half a mile from the seafront and promenade. Regular bus services pass along Lyndhurst Road, offering easy access to all local surrounding areas.

**Roffey Homes**

With a heritage spanning more than 60 years and a number of awards to their name, Roffey Homes' pedigree speaks for itself. Renowned for the high quality of their builds and meticulous attention to detail in every aspect of their developments, Roffey Homes construct properties with immense care and maintain a sharp focus on sustainability and efficient running costs.

**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 include virtual staging to help showcase the home's potential.



## COURTYARD

North aspect private terrace with access from Living Room / Kitchen

## ROOF TERRACE

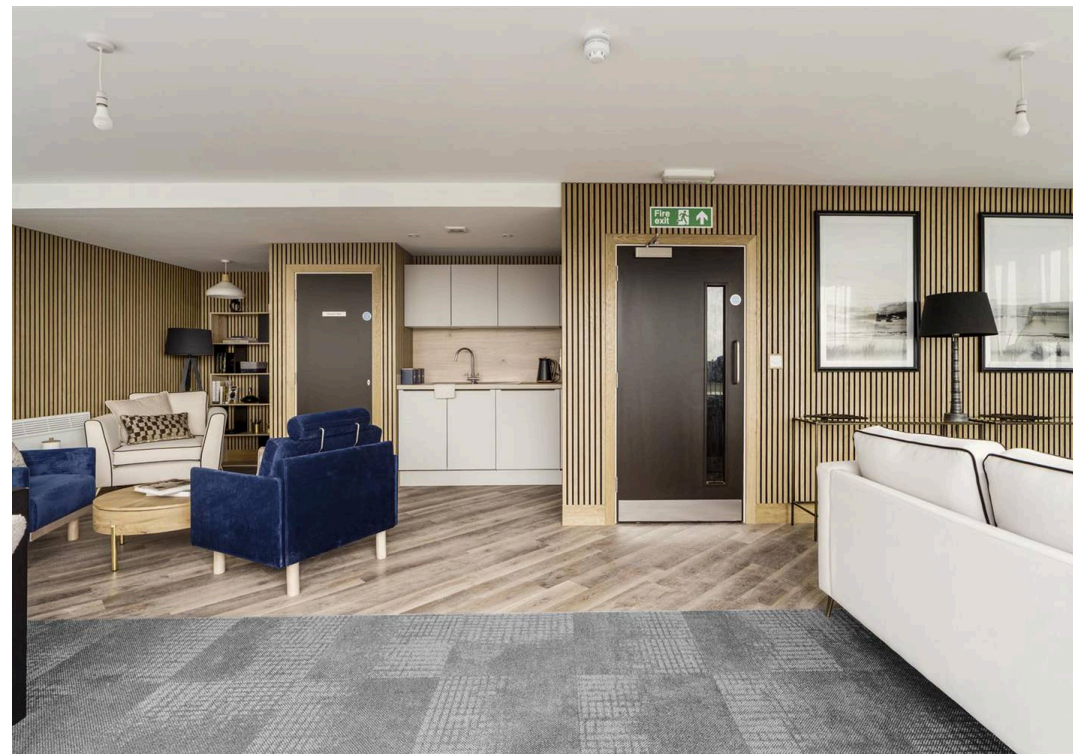
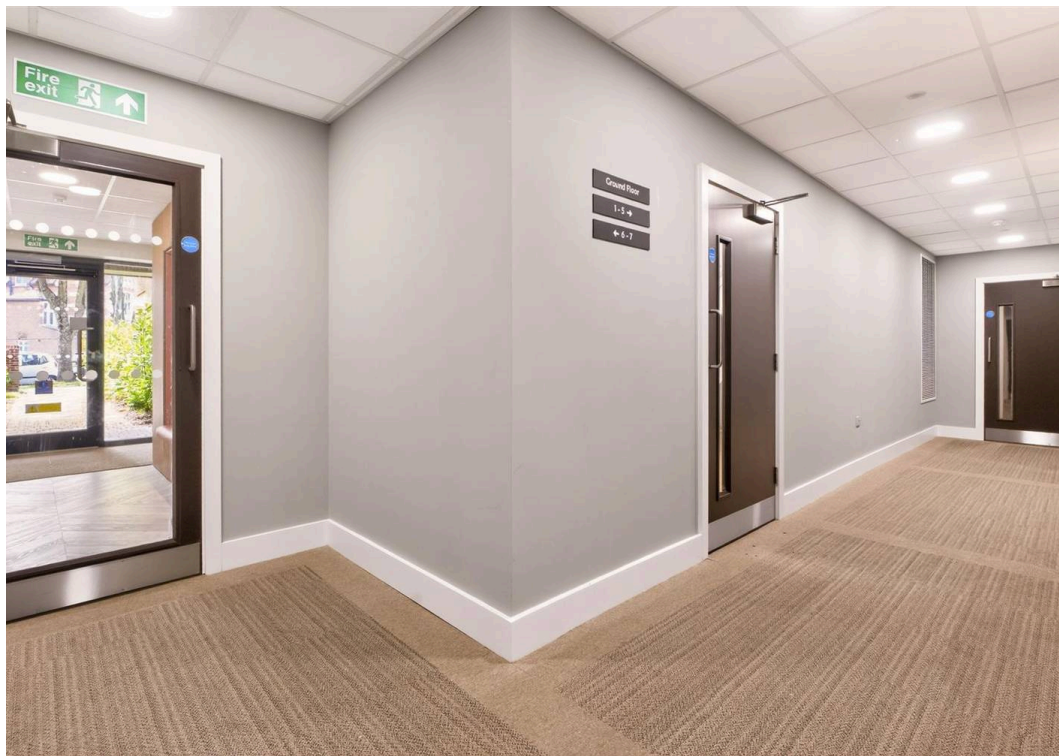
Residents south-facing terrace adjoining the residents lounge, offering superb panoramic views.

## OFF STREET

1 Parking Space

Non-allocated residents parking





# Apartment Type C

## 1 Bedroom

538 sq ft / 50.0 sq m (approx)

Plot 3, Ground Floor

Plot 10, First Floor

Plot 18, Second Floor



### Living/Dining/Kitchen

13'3" x 22'5" 4.05m x 6.83m

### Master Bedroom

9'3" x 13'2" 2.84m x 4.00m

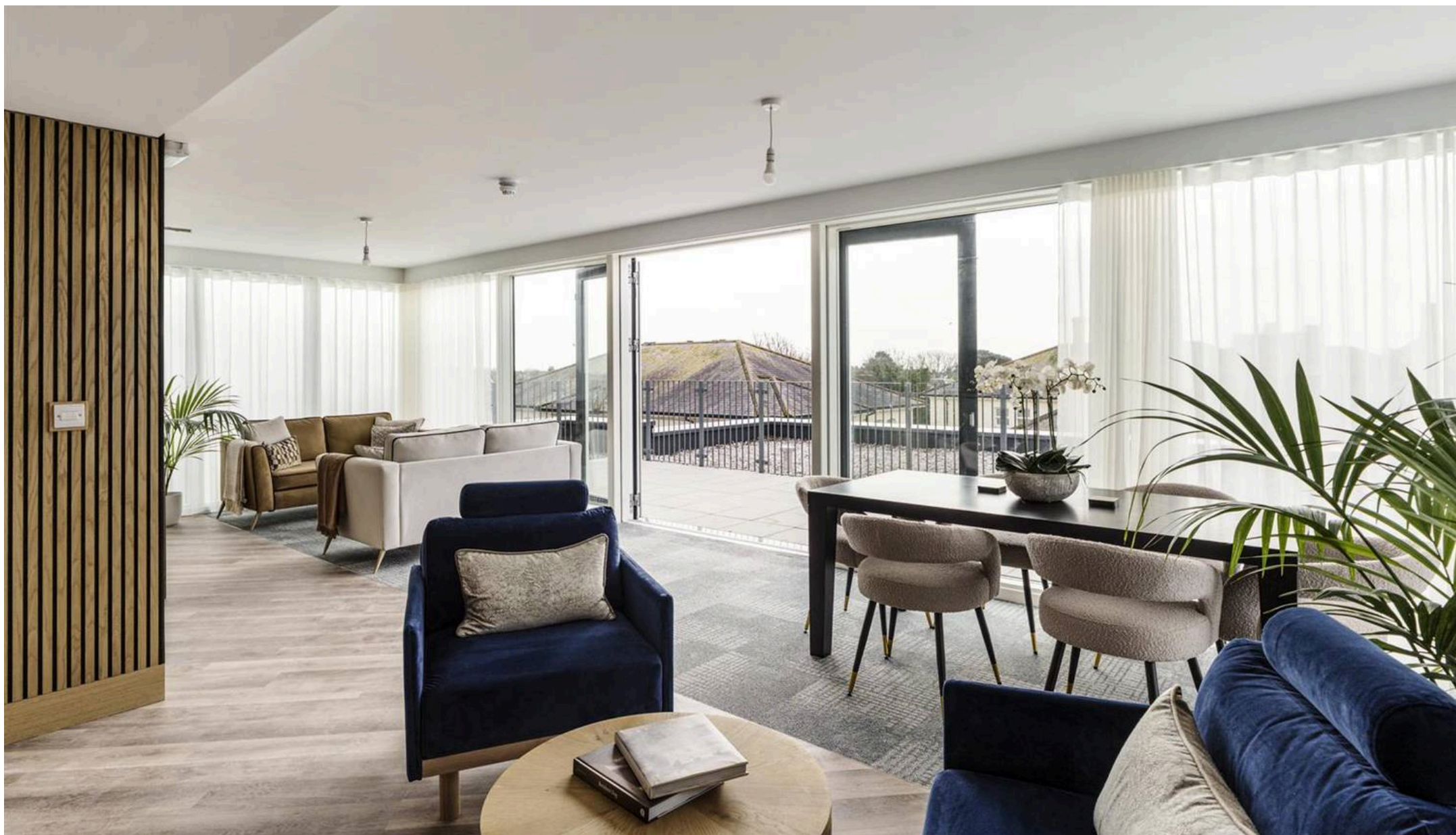
### Ground Floor



### First & Second Floors



*W = Wardrobe. All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult our sales team for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty.*



## 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.