





Flat 11

Lindfield Place, Worthing

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
- Contemporary Bath / 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

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

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

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





Apt Type D

No	Floor	Beds	Internal Area (Approx)
4	Ground	2	797 sq ft / 74.0 sq m
11	First	2	
19	Second	2	

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





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