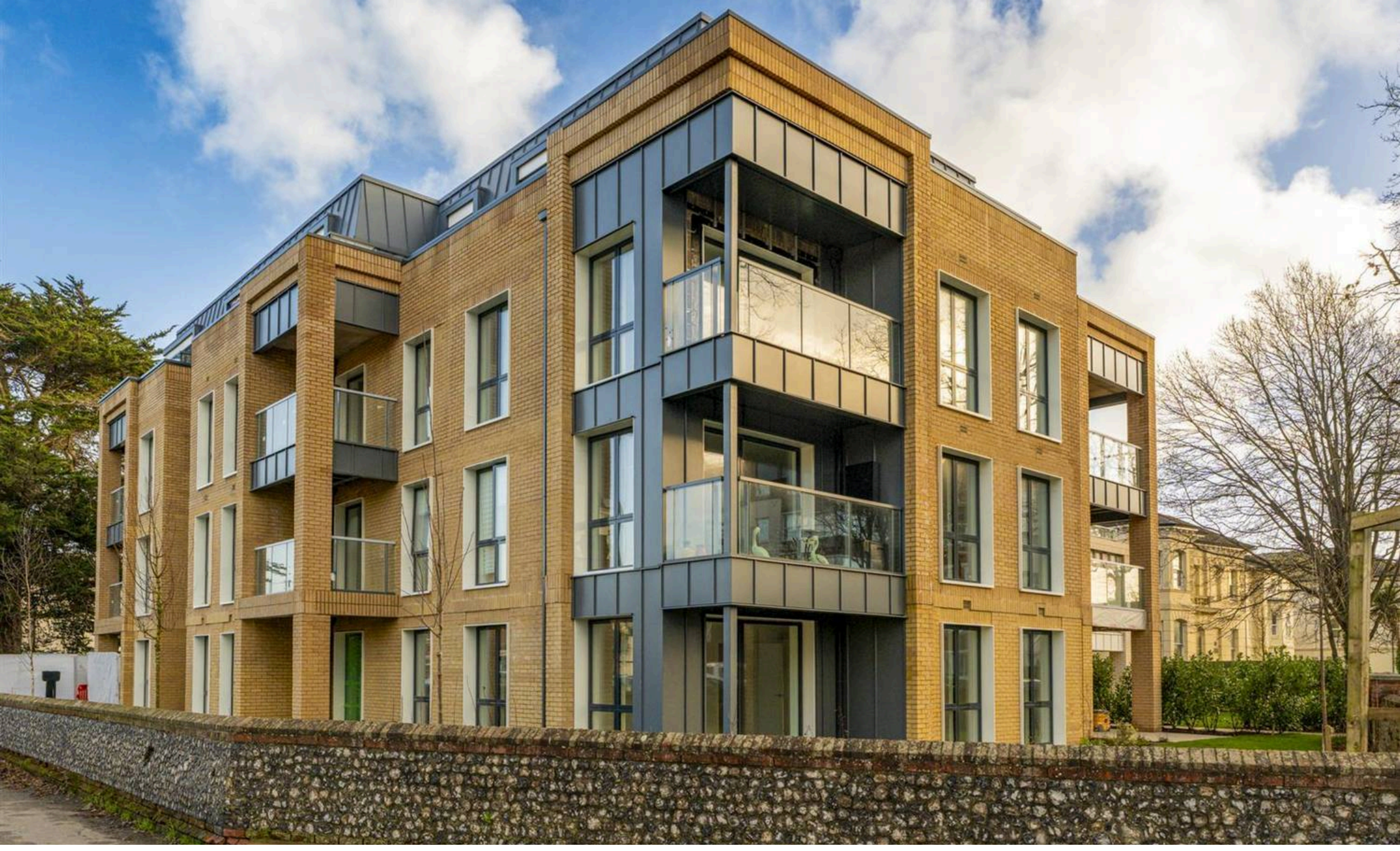


and company bacon
Estate and letting agents

Flat 4, Lindfield Place, 18 Farncombe Road - BN11 2FQ

£295,000







Flat 4

Lindfield Place, Worthing

INDEPENDENT LIVING. REFRESHINGLY LOW OUTGOINGS. 150 year lease / £0 ground rent / maintenance budget £1910.93 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 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 TERRACE, 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
- 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

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
19′ 0″ x 18′ 9″ (5.79m x 5.72m)
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
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
150 year lease £1910.93 Maintenance Per Annum (Includes reserve) £0 / Zero Ground Rent

COURTYARD

North aspect terrace 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
4	Ground	2
11	First	2
19	Second	2

Internal Area (Approx)

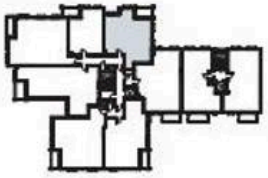
797 sq ft / 74.0 sq m

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"

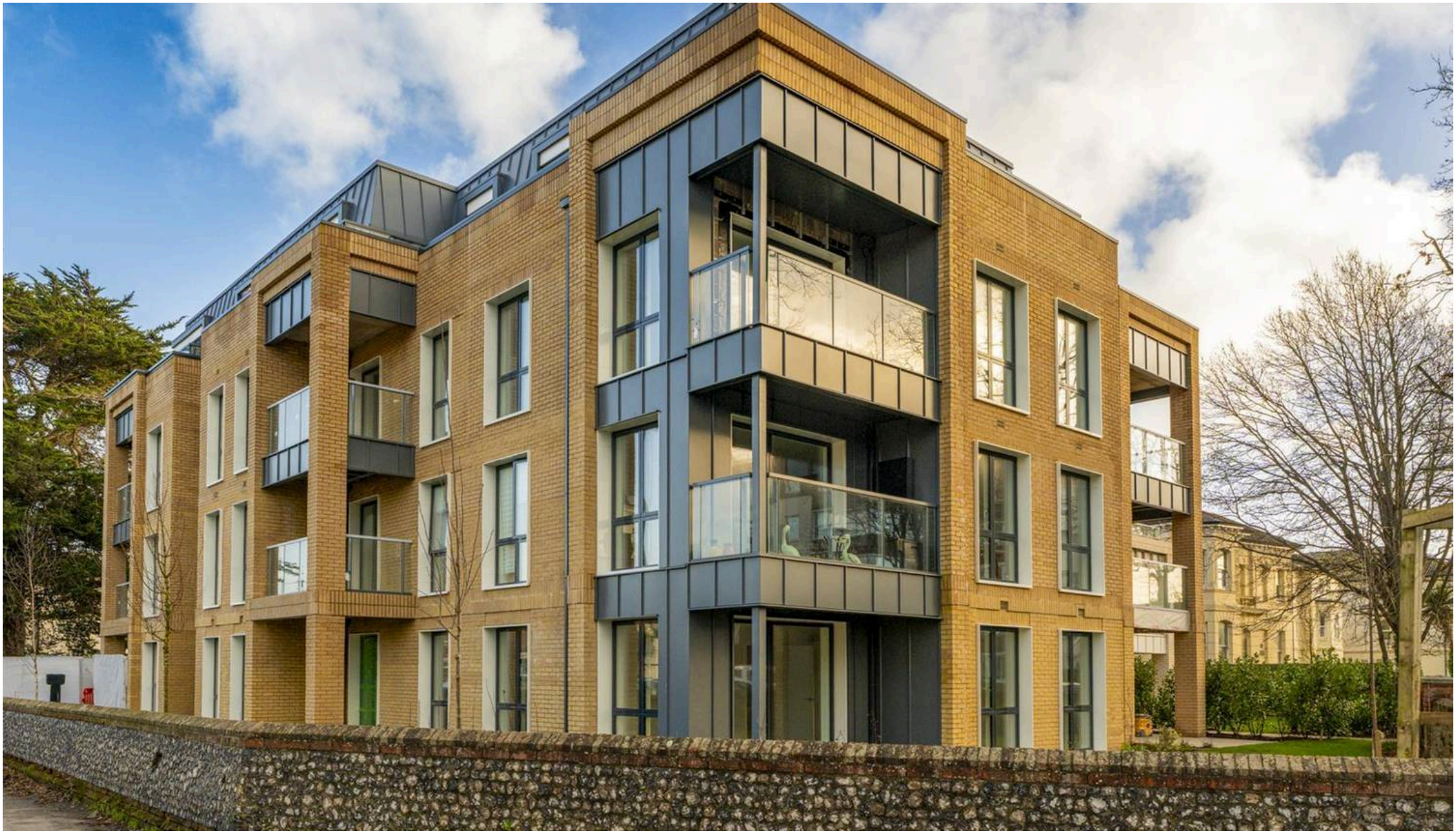
3.60m x 4.09m

Bedroom 2

9'0" x 13'6"

2.75m x 4.13m





Bacon and Company

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

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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.