# 21 Lindfield Place, Farncombe Road, Worthing, BN11 2FQ

Price £385,000

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A brand new, chain-free SECOND 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.

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- Brand New Roffey Homes Development
- Two Double Bedrooms
- Second 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
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
4.40m x 4.47m (14'5" x 14'7")
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 balcony.

## Private Balcony
East aspect.

## Bedroom One
3.46m x 3.66m (11'4" x 12'0")
Double bedroom with fitted sliding mirrored wardrobe incorporating hanging rail and shelving. Carpeted with underfloor heating.

## Bedroom Two
4.10m x 4.65m (13'5" x 15'3")
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.

## Residents South Facing Terrace
Adjoining the residents' lounge, offering superb panoramic views.

## 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.

## Leasehold Information
The apartments will be leasehold with a term of 150 years and no ground rent payable, service charges costs will be available on request.

## 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.

# Apartment Type K

**2 Bedroom**
**873 sq ft / 81.0 sq m** *(approx)*
Plot 14, First Floor
Plot 21, Second Floor

| Living/Dining | Master Bedroom | First & Second Floors |
|---|---|---|
| 14'5" x 14'8" 4.40m x 4.47m | 11'3" x 12'0" 3.46m x 3.66m | |
| **Kitchen** | **Bedroom 2** | |
| 9'9" x 11'8" 2.82m x 3.55m | 13'5" x 15'3" 4.10m x 4.65m | |

*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.*

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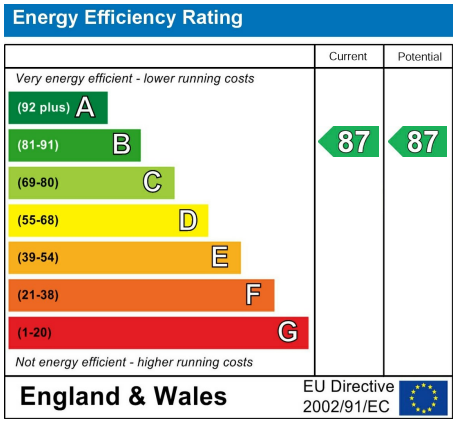


These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to


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