



36 Lindfield Place, Worthing, BN11 2FQ

Asking Price £350,000

and company  
**bacon**  
Estate and letting agents



Two bedroom first floor apartment located within the new development of Lindfield Place located close to Worthing town centre & seafront. An age exclusive mix of just thirty apartments all with private outside space and access to a top floor residents lounge and south facing sun terrace.

- Brand New Roffey Homes Development
- Age Exclusive For Buyers Aged 65 And Over
- Two Bedroom First Floor Apartment
- Private Balcony
- Underfloor Heating Throughout
- Quality Integrated Kitchens
- Stylish Bathrooms & En Suites
- Ready For Occupation
- Top Floor Residents Lounge & Sun Terrace
- On Site Parking / 10-Year LABC Warranty





### Property Features

Introducing Lindfield Place by Roffey Homes, an age-exclusive development for buyers aged 65 and over.

### Communal Areas

Interior designed entrance lobbies and communal areas. Secure cycle and mobility scooter parking. Access to top floor residents sun lounge and terrace. Video Entryphone system. Lift access to all floors.

### Private Front Door

'Secured by Design' approved apartment entrance doors with viewer and security chain.

### Entrance Hallway

Premium white single panel doors leading to all rooms;

### Kitchen/Lounge/Diner

3.71 x 7.81 (12'2" x 25'7")

Open plan lounge, kitchen and diner offers a modern living space. The kitchen features a range of wall and base unit cabinetry and is equipped with fully integrated 'Bosch' appliance including a stainless steel oven, ceramic hob and extractor hood, integrated fridge freezer, dishwasher and stainless steel single bowl sink. LED under unit lighting. Hard flooring with underfloor heating throughout. LED downlights to kitchen with pendant lights to the well sized lounge and dining area. TV point.

### Bedroom One

3.06 x 3.52 (10'0" x 11'6")

Well sized double bedroom. Pendant light. TV point. Fitted wardrobes. Door to;

### En-suite

Shower room with thermostatically controlled shower. Concealed cistern wc. Wash hand basin. LED downlights. Extractor fan. Heated towel rail.

### Bedroom Two

2.79 x 4.64 (9'1" x 15'2")

Double bedroom. Carpeted throughout. Pendant light. TV point.

### Bathroom

Bath with shower mixer. Concealed cistern wc. Wash hand basin. LED downlights. Extractor fan. Heated towel rail.

### Utility Room

Plumbing for washer/dryer.

### 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.

### Required Information

Draft version: 1

The apartments will be leasehold with a term of 150 years and no ground rent payable, service charge costs are available on request. The building will also benefit from a 10-year LABC new build warranty.

Note: These details have been provided by Roffey Homes. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

### Required Information

The images shown are of completed apartments within the development and are for illustrative purposes only. Some apartments are still under construction and may differ in layout. Please contact us for more details or to arrange a viewing of the specific apartment you're interested in.

### 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.



Fire  
exit

Ground Floor  
1-5 →  
← 6-7



**Living/Dining/Kitchen**  
18'9" x 19'0" 5.74m x 5.81m

**Bedroom 2**  
9'0" x 13'6" 2.75m x 4.13m

**Master Bedroom**  
11'10" x 13'5" 3.60m x 4.09m

*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.*

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 87                      | 87        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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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