



11 Lindfield Place, Worthing, BN11 2FQ  
Asking Price £315,000

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**\*\* MOVE IN NOW \*\*** Two bedroom first floor **BALCONY** apartment located within the new development of Lindfield Place located close to Worthing town centre & seafront. An age exclusive (Over 65's) 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 Bedrooms
- Balcony
- Underfloor Heating Throughout
- Quality Integrated Kitchens
- Stylish Bathroom/Wc
- 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 which will consist of just 30 apartments. The majority of apartments will have one or two bedrooms, with one three-bedroom home on the top floor. Each will benefit from its own private outside space, by way of a patio, balcony or terrace, and on-site parking facilities will also be available. Each apartment at Lindfield Place will benefit from a high-quality integrated kitchen, stylish bathrooms and en-suites, and spacious open-plan living areas. Other features include underfloor heating throughout, video security entry phone system, a passenger lift to all floors and a communal residents' lounge on the top floor, with a large south-facing sun terrace. 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.

### 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.

### 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;

### Living Room and Kitchen

5.72m x 5.79m (18'9 x 19')  
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.

### Balcony

Door from kitchen/lounge/diner leading to a private balcony.

### Utility

Plumbing for washer/dryer.

### Bedroom One

4.09m x 3.61m (13'5 x 11'10)  
Double bedroom. Carpeted throughout. Fitted wardrobes. Pendant light. TV point.

### Bedroom Two

4.11m x 2.74m (13'6 x 9')  
Double bedroom. Carpeted throughout. Pendant light. TV point.

### Bathroom/Wc

Thermostatically controlled shower. Concealed cistern wc. Wash hand basin. LED downlights. Extractor fan. Heated towel rail.

### 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.

### 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

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



## 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



Balcony  
on 1st &  
2nd Floors

### 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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| 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<br>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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