



LINDFIELD
PLACE
Worthing

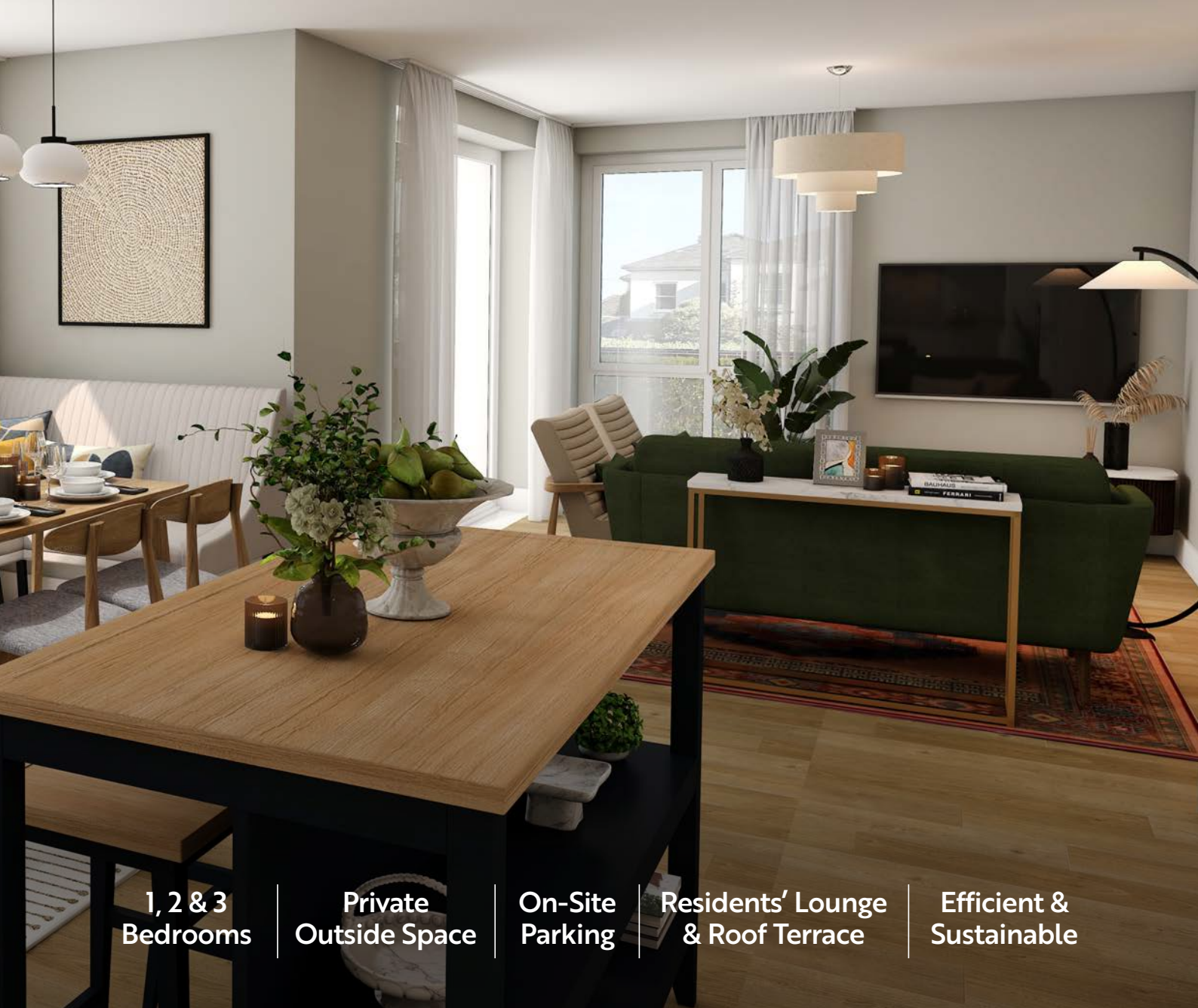
A place to call *home*

30 SUPERIOR APARTMENTS

Exclusively for over 65s

RoffeyHomes





1, 2 & 3
Bedrooms

Private
Outside Space

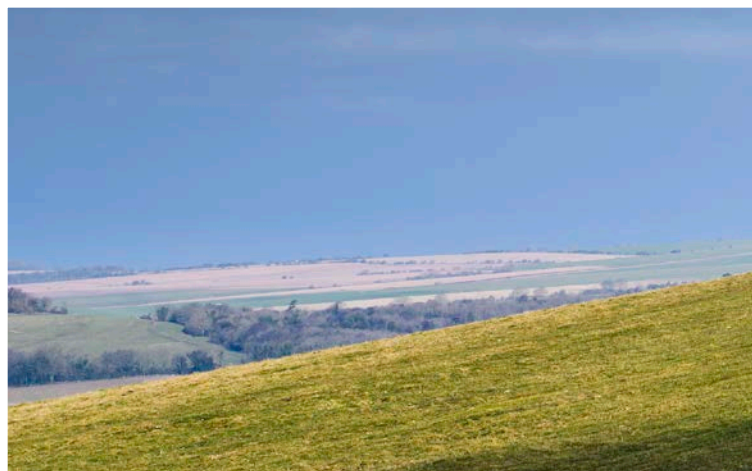
On-Site
Parking

Residents' Lounge
& Roof Terrace

Efficient &
Sustainable

A place to... *revitalise* retirement

Welcome to Lindfield Place in Worthing, West Sussex, a collection of 1, 2 and 3 bedroom superior apartments. Expertly crafted with later living in mind, apartments at Lindfield Place are ideal for those looking to streamline their lives and reinvent their future, with days spent getting the very best out of life. If you're looking to downsize, declutter and simplify, Lindfield Place offers the space you need to make your time your own, whilst also being part of a vibrant new community.





A place to... *breathe* and belong

Lindfield Place sits just to the east of Worthing town centre, on the corner of Lyndhurst Road and Farncombe Road in a Conservation area. This leafy suburb is predominantly residential, with a fine selection of Victorian villas and town houses, and broad streets lined with mature trees. The apartments have been sensitively designed to sit harmoniously in these surroundings, with a combination of natural buff and white brickwork and framed balconies, positioned gracefully within elegant landscaped grounds.

This location is as practical as it is desirable, offering residents easy access to the beach and the wealth of facilities this sought-after coastal town has to offer. Small shopping parades nearby offer amenities such as a handy post office and a selection of convenience stores and local eateries, while the town centre itself is a mere 15 minute stroll away. With a charming mix of high street and boutique retailers, restaurants, cafés, pubs and wine bars, Worthing town centre has numerous opportunities for shopping and socialising.

Worthing is home to a rich culture scene, with the Connaught Theatre, Dome Cinema and Pavilion Theatre all within easy reach of Lindfield Place. The town also boasts a wealth of sports and exercise facilities, including the Splashpoint Leisure Centre – just a 10 minute walk from Lindfield Place and situated right on the seafront – which offers three pools, a gym and a range of fitness classes. In the west of the town and easily accessed by car or bus, Worthing Leisure Centre has a variety of health and wellbeing facilities, including a gym and weights room, fitness studios, café and more. Golf enthusiasts will enjoy visiting Hill Barn Golf Club, a 10 minute drive away.

Beach House Park is just a two minute walk from Lindfield Place, giving residents easy access to beautifully maintained green spaces with tree-lined paths and colourful flowerbeds, as well as a selection of bowling greens and the Palm Court Pavilion café-bistro.





Perch
on the Pier

Lido
Amusements

Worthing Leisure
Centre

Dome
Cinema

Town
Centre

David
Lloyd

Worthing
Pier

M&S

Pavilion
Theatre

Steyne
Gardens

Connaught
Theatre

Waitrose

Splashpoint
Leisure Centre

Beach House
Park

Worthing
Station

Perch
Pizza

Shopping
Parade

Homefield
Park

South
Downs

Local
Shops



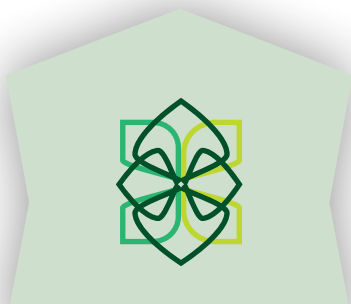
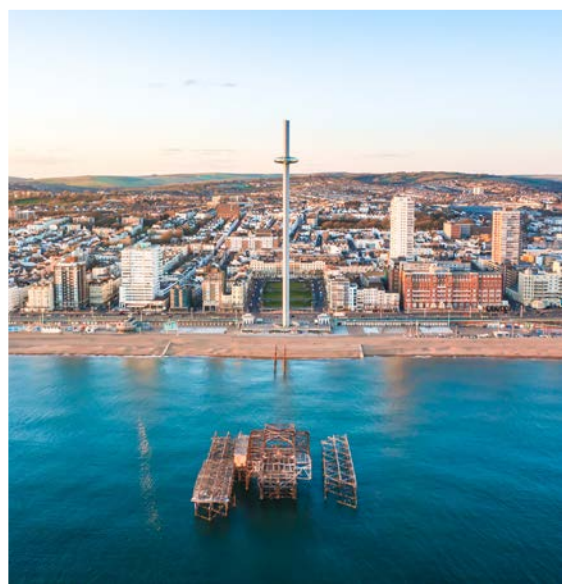
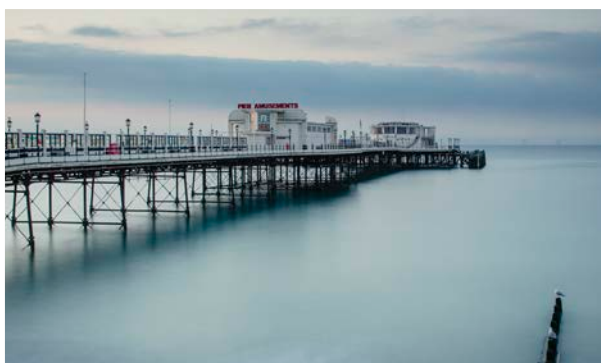


A place to... *escape* and explore

Lindfield Place is ideally situated for exploring the thriving town of Worthing and embracing all the benefits of seaside living. Worthing's sand and pebble beach is a short walk away, putting beautiful views, revitalising sea air and spectacular sunsets within easy reach. Worthing's historic Art Deco pier is one of the town's focal points and is an idyllic spot for leisurely strolls all year round – as is the promenade, which extends for five miles along the seafront. You'll find plenty of cafés and restaurants on the seafront too, including local favourites like Perch at Bayside, CrabShack, Coast Café, and more.

Worthing lies at the south edge of the South Downs National Park, putting miles of picturesque countryside right on your doorstep. Enjoy relaxed walks amid lush greenery, or explore the rolling hills of the Downs. A visit to Cissbury Ring, just a short drive from Worthing, offers unrivalled views of the surrounding area – on a clear day you can see as far as the Seven Sisters chalk cliffs and Beachy Head.

There's also much to explore in the area surrounding Worthing, with the historic towns of Chichester, and Arundel, and the bustling city of Brighton & Hove all within easy reach by car or public transport.







A place of... *calm* and comfort

Designed with Roffey Homes' signature commitment to a superior standard of living, apartments at Lindfield Place are fitted with elegant kitchens, bathrooms and en-suites, with spacious open-plan living areas. Kitchens are fitted with integrated appliances, and buyers will have their choice of flooring styles and carpets. Each apartment at Lindfield Place also benefits from a patio, terrace or balcony, giving every resident their own private outdoor space.

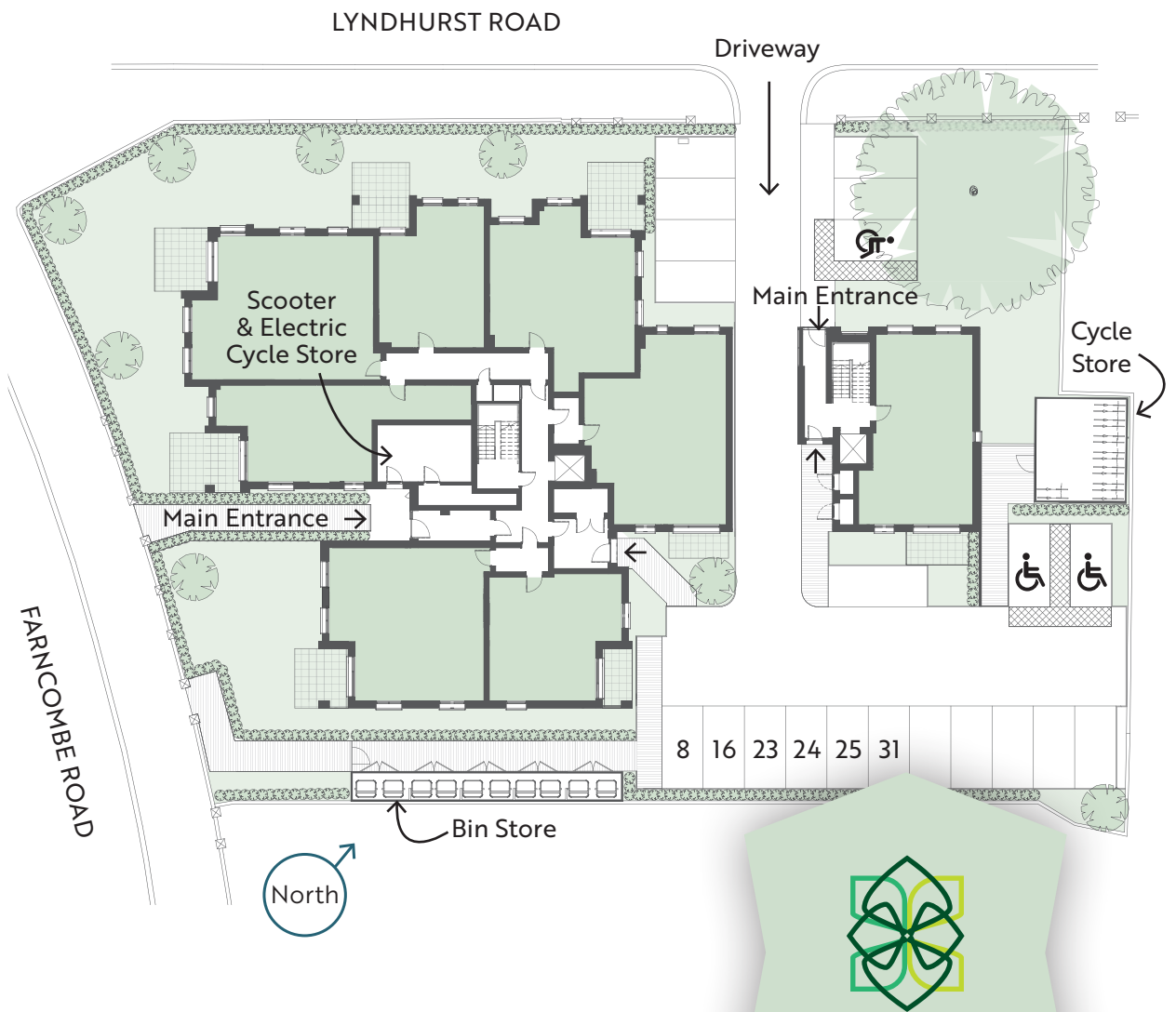
Sustainability is another principle guiding the design of Lindfield Place, with enhanced thermal fabric and triple-glazed windows. Heat pumps and underfloor heating provide hot water and ensure a comfortable temperature is maintained throughout the apartments.

Your security is paramount, so all apartment front doors are 'Secured by Design' approved. There is a Video Entryphone system so you can always see who is visiting, and a passenger lift to all floors.

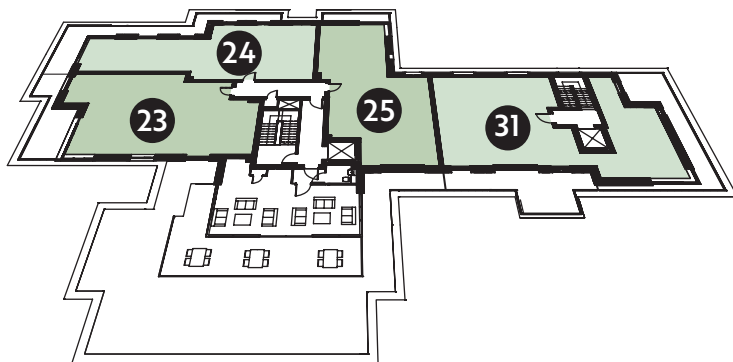


A place to... *connect* with community

The Roffey Homes ethos is as much about creating communities as it is about delivering beautiful homes, and Lindfield Place is no exception. Residents will have exclusive access to the top-floor south-facing communal lounge, which has a generous sun terrace and provides a comfortable, attractive setting for getting to know neighbours and enjoying the relaxed and friendly sense of community.



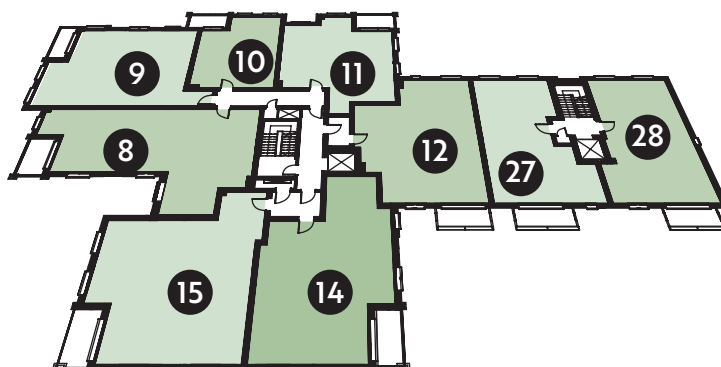
Apartment floorplans



Third Floor



Second Floor



First Floor



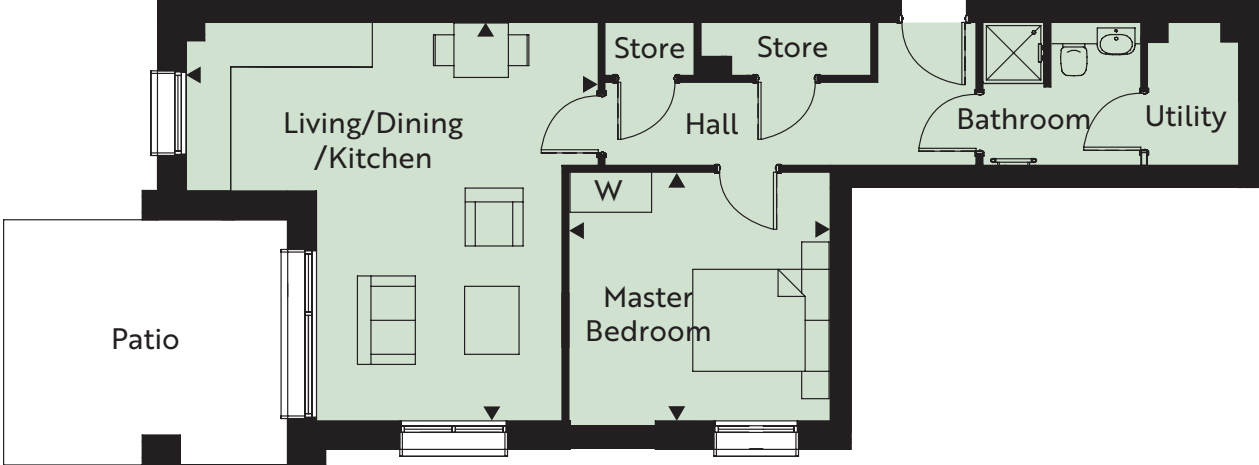
Ground Floor

Apartment Type A

1 Bedroom

657sq ft / 61.0 sq m (approx)

Plot 1, Ground Floor



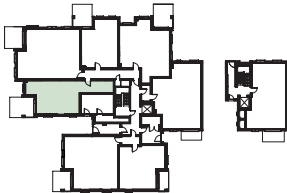
Living/Dining/Kitchen

20'0" x 19'2" 6.01m x 5.81m

Master Bedroom

12'6" x 11'10" 3.80m x 3.61m

Ground Floor

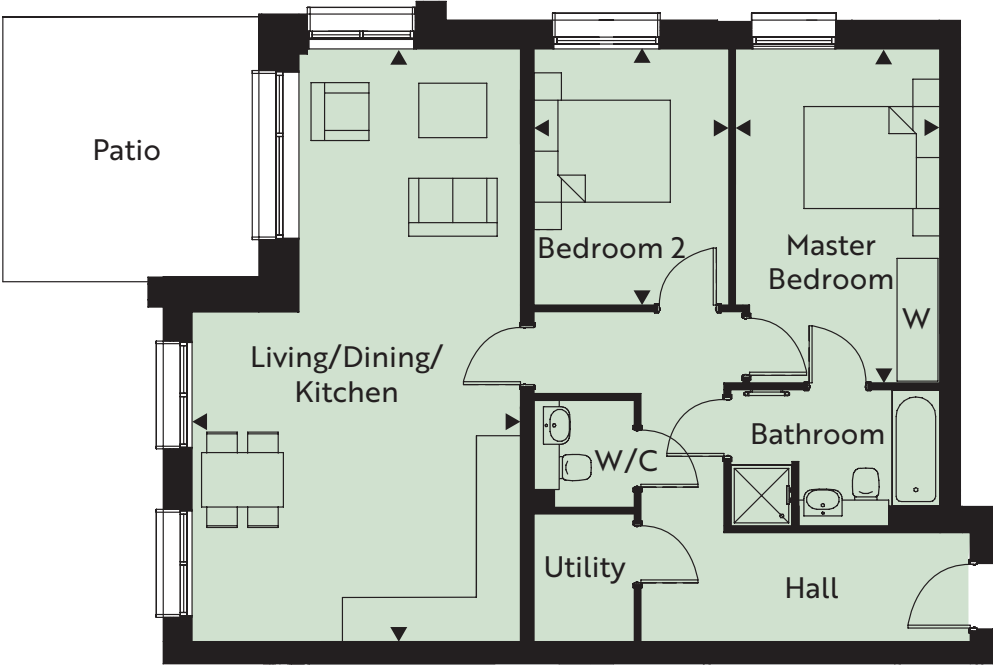


Apartment Type B

2 Bedroom

969 sq ft / 90.0 sq m (approx)

Plot 2, Ground Floor



Living/Dining/Kitchen

15'8" x 28'4" 4.78m x 8.66m

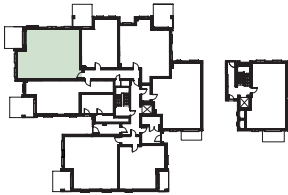
Bedroom 2

9'2" x 12'3" 2.81m x 3.72m

Master Bedroom

9'8" x 15'11" 2.95m x 4.86m

Ground Floor



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Apartment Type C

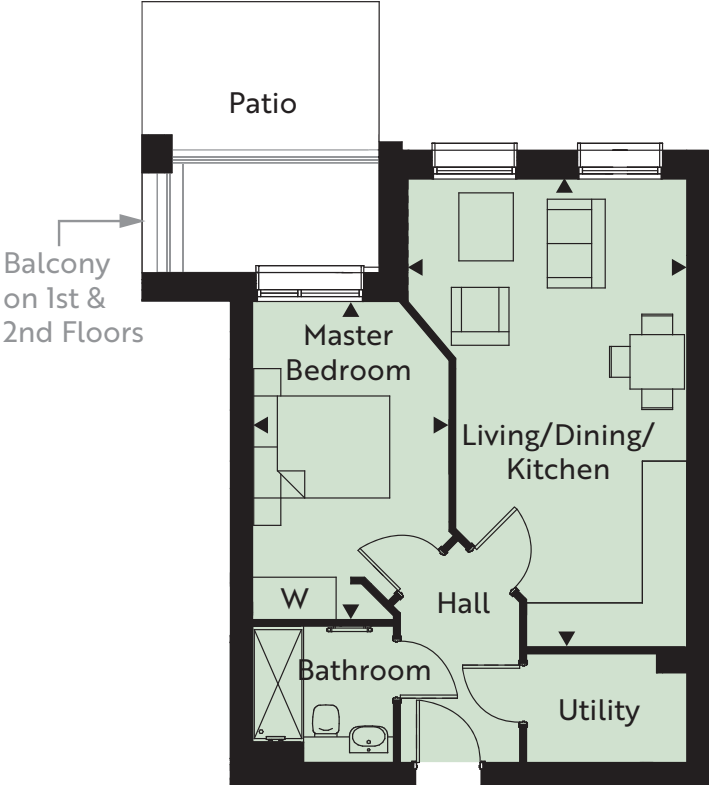
1 Bedroom

538 sq ft / 50.0 sq m (approx)

Plot 3, Ground Floor

Plot 10, First Floor

Plot 18, Second Floor



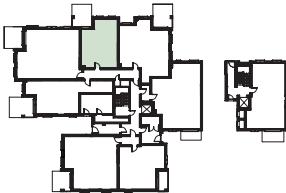
Living/Dining/Kitchen

13'3" x 22'5" 4.05m x 6.83m

Master Bedroom

9'3" x 13'2" 2.84m x 4.00m

Ground Floor



First & Second Floors



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Apartment Type D

2 Bedroom

797 sq ft / 74.0 sq m (approx)

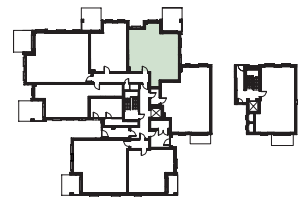
Plot 4, Ground Floor

Plot 11, First Floor

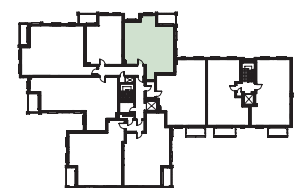
Plot 19, Second Floor



Ground Floor



First & Second Floors



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

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Apartment Type E

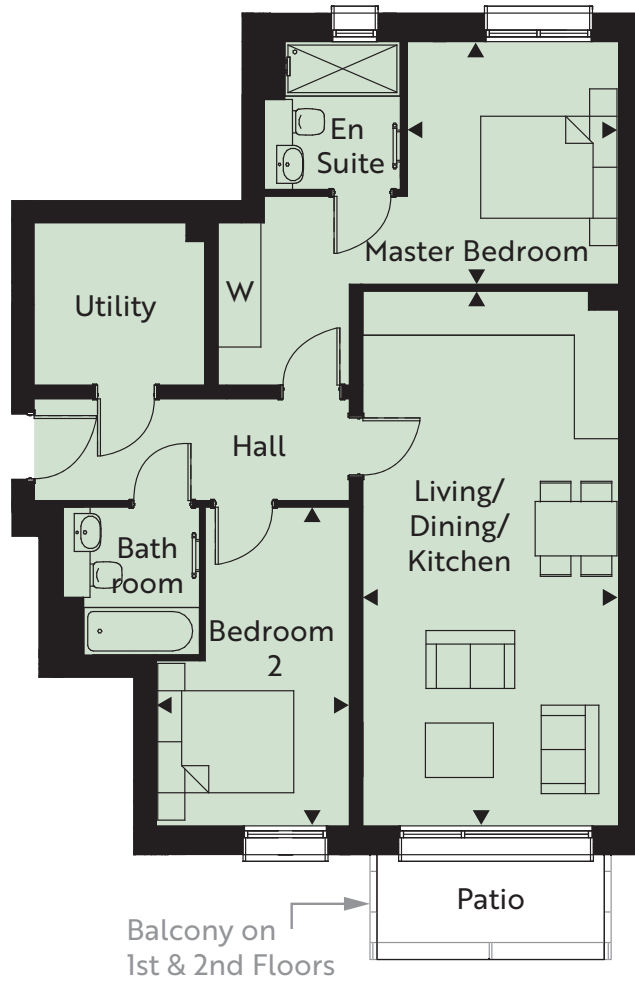
2 Bedroom

904 sq ft / 84.0 sq m (approx)

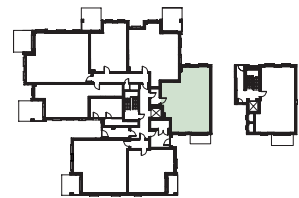
Plot 5, Ground Floor

Plot 12, First Floor

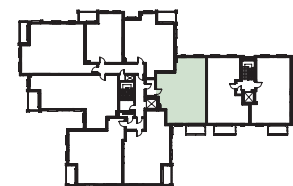
Plot 20, Second Floor



Ground Floor



First & Second Floors



Living/Dining/Kitchen

12'2" x 25'7" 3.71m x 7.81m

Bedroom 2

9'2" x 15'2" 2.79m x 4.64m

Master Bedroom

10'0" x 11'7" 3.06m x 3.52m

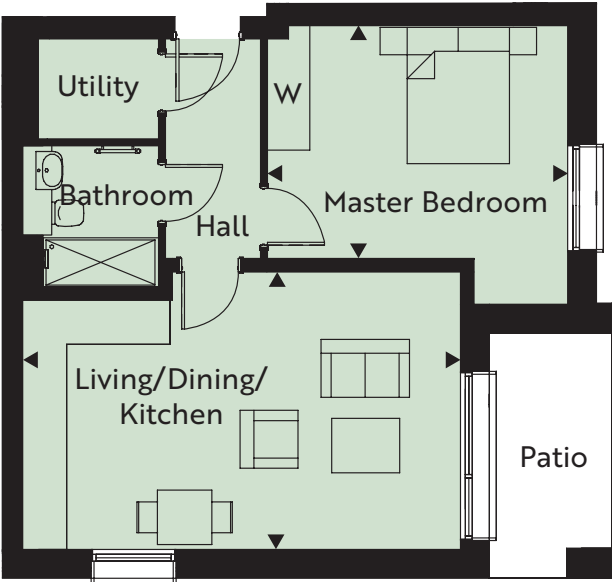
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Apartment Type F

1 Bedroom

592sq ft / 55.0 sq m (approx)

Plot 6, Ground Floor



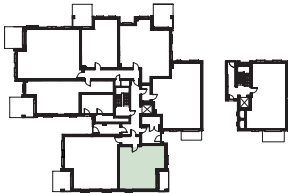
Living/Dining/Kitchen

21'0" x 13'3" 6.40m x 4.03m

Master Bedroom

14'4" x 11'0" 4.37m x 3.37m

Ground Floor



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Apartment Type G

2 Bedroom

872 sq ft / 81.0 sq m (approx)

Plot 7, Ground Floor



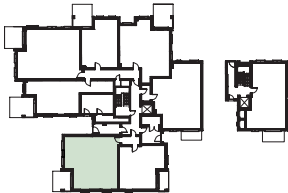
Living/Dining
 14'10" x 11'8" 4.54m x 3.56m

Master Bedroom
 9'10" x 15'2" 3.02m x 4.64m

Kitchen
 14'10" x 9'1" 4.54m x 2.77m

Bedroom 2
 14'10" x 8'11" 4.54m x 2.72m

Ground Floor



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Apartment Type H

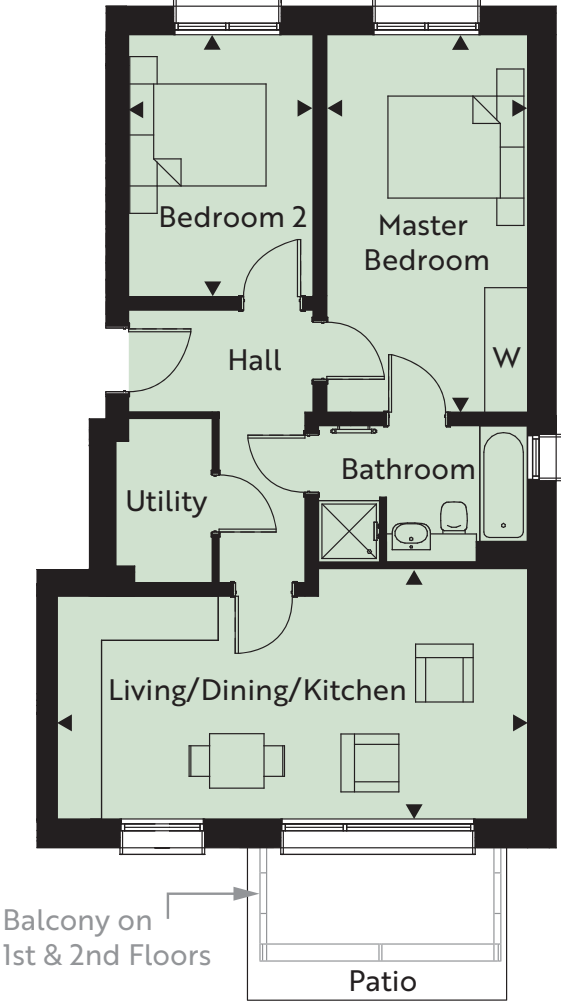
2 Bedroom

764sq ft / 71.0 sq m (approx)

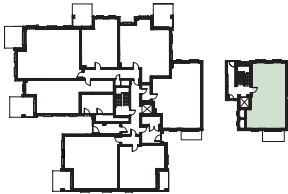
Plot 26, Ground Floor

Plot 28, First Floor

Plot 30, Second Floor



Ground Floor



First & Second Floors



Living/Dining/Kitchen

21'10" x 11'11" 6.86m x 3.63m

Bedroom 2

8'9" x 11'10" 2.67m x 3.60m

Master Bedroom

9'6" x 18'1" 2.90m x 5.50m

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Apartment Type I

2 Bedroom

969 sq ft / 90.0 sq m (approx)

Plot 8, First Floor

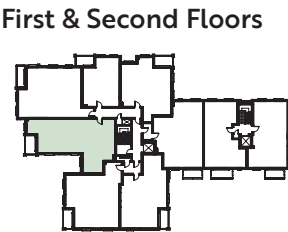
Plot 16, Second Floor



Living/Dining/Kitchen
 24'3" x 19'0" 7.41m x 5.81m

Bedroom 2
 9'8" x 13'9" 2.95m x 4.20m

Master Bedroom
 11'3" x 10'10" 3.46m x 3.31m



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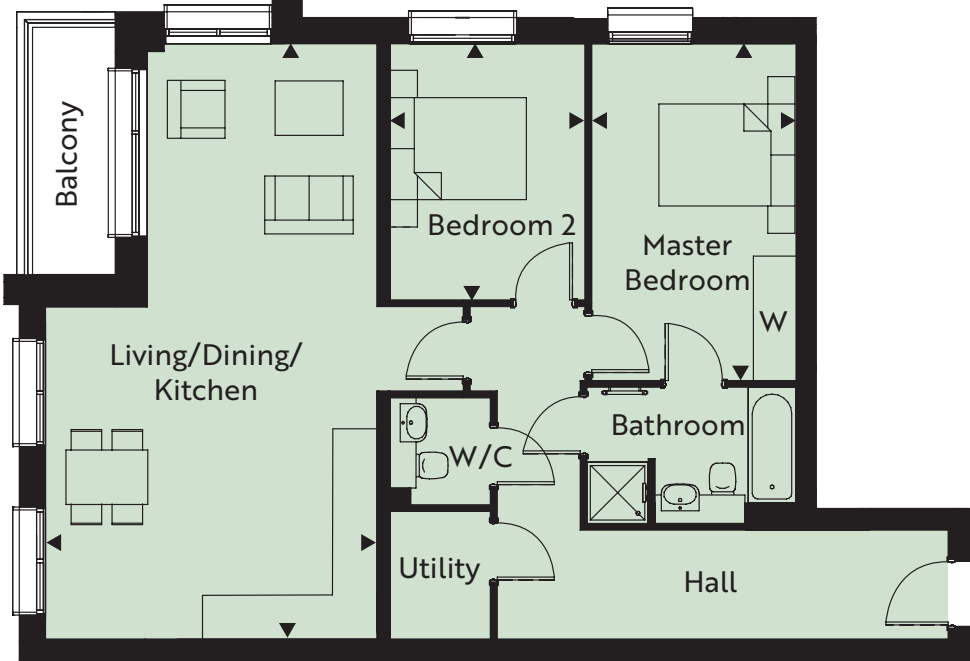
Apartment Type J

2 Bedroom

1012 sq ft / 94.0 sq m (approx)

Plot 9, First Floor

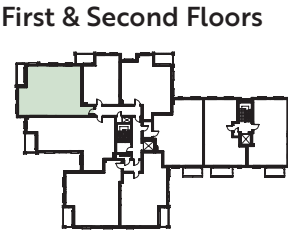
Plot 17, Second Floor



Living/Dining/Kitchen
 15'9" x 28'7" 4.82m x 8.70m

Bedroom 2
 9'2" x 12'2" 2.81m x 3.71m

Master Bedroom
 9'8" x 16'1" 2.95m x 4.90m



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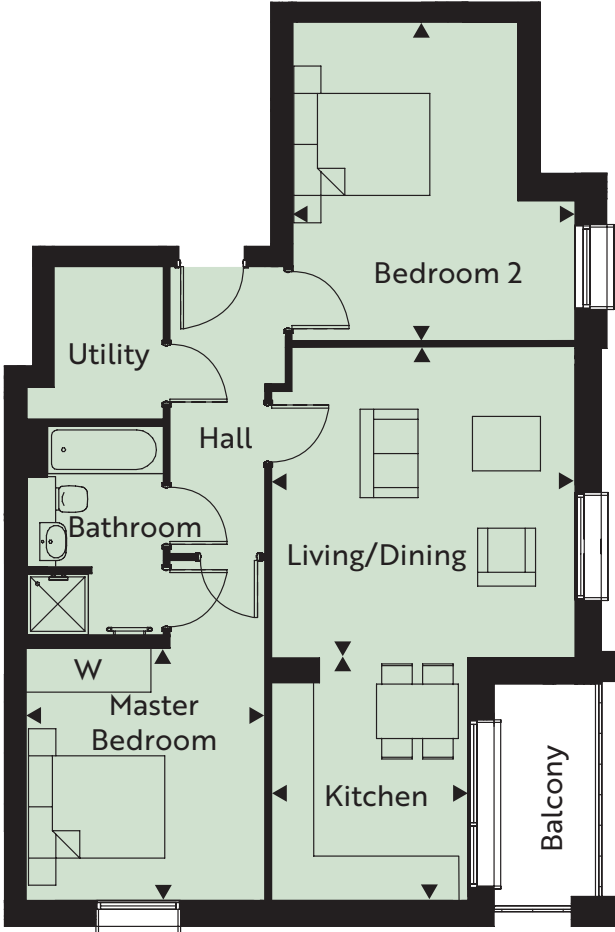
Apartment Type K

2 Bedroom

873 sq ft / 81.0 sq m (approx)

Plot 14, First Floor

Plot 21, Second Floor



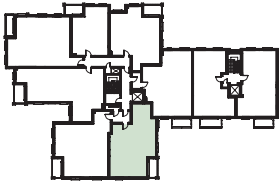
Living/Dining	14'5" x 14'8"	4.40m x 4.47m
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Master Bedroom	11'3" x 12'0"	3.46m x 3.66m
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Kitchen	9'9" x 11'8"	2.82m x 3.55m
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Bedroom 2	13'5" x 15'3"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



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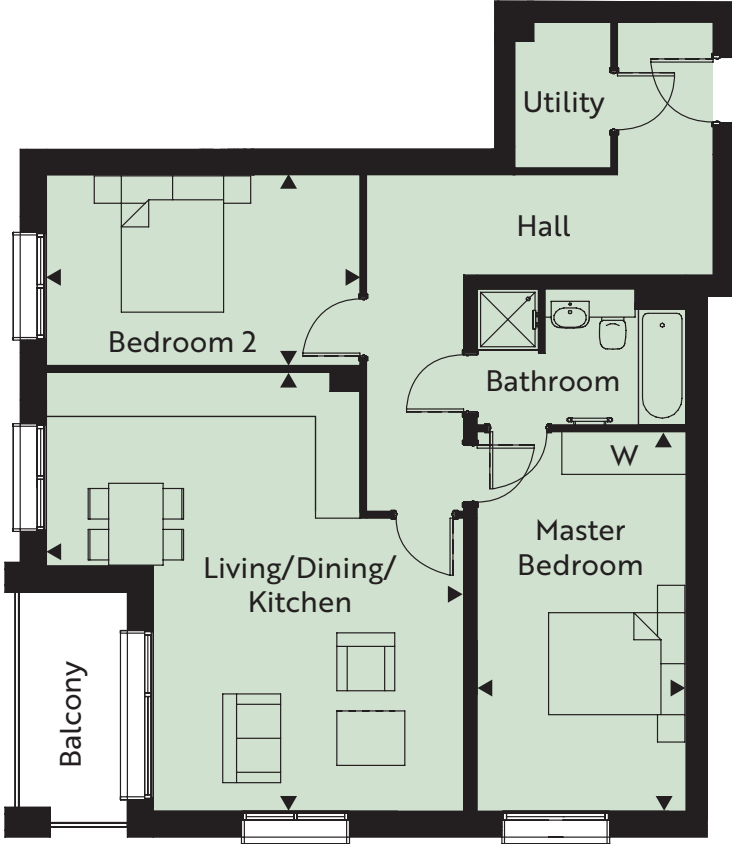
Apartment Type L

2 Bedroom

958 sq ft / 89.0 sq m (approx)

Plot 15, First Floor

Plot 22, Second Floor



Living/Dining/Kitchen

20'0" x 21'0" 6.08m x 6.40m

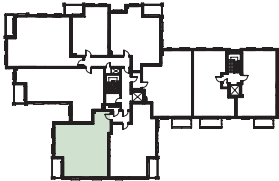
Bedroom 2

14'11" x 9'1" 4.56m x 2.76m

Master Bedroom

9'10" x 18'2" 3.02m x 5.53m

First & Second Floors



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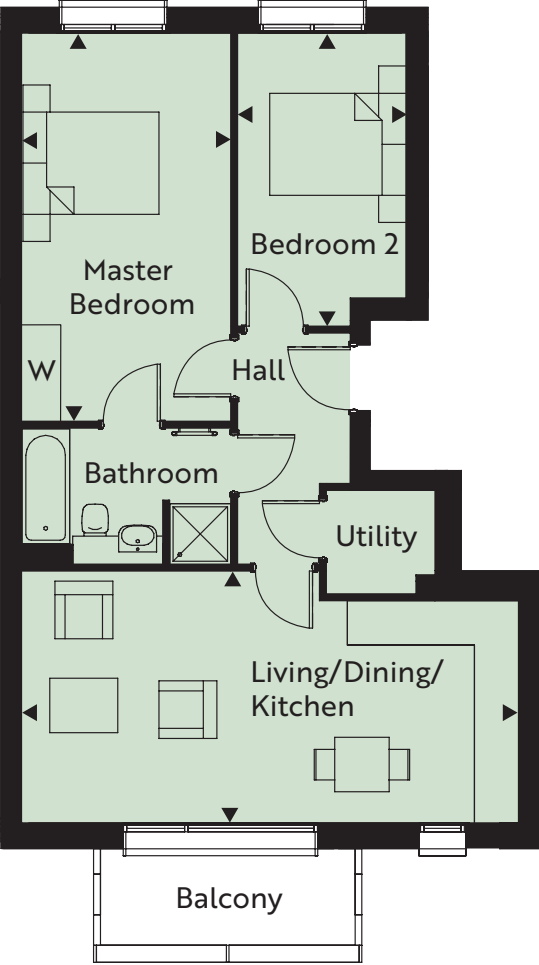
Apartment Type M

2 Bedroom

743 sq ft / 69.0 sq m (approx)

Plot 27, First Floor

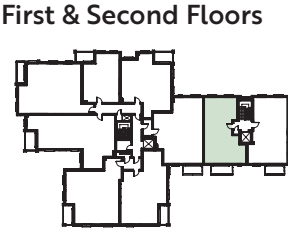
Plot 29, Second Floor



Living/Dining/Kitchen
 23'10" x 12'0" 7.26m x 3.65m

Bedroom 2
 8'0" x 12'7" 2.43m x 3.84m

Master Bedroom
 9'11" x 18'7" 3.03m x 5.66m



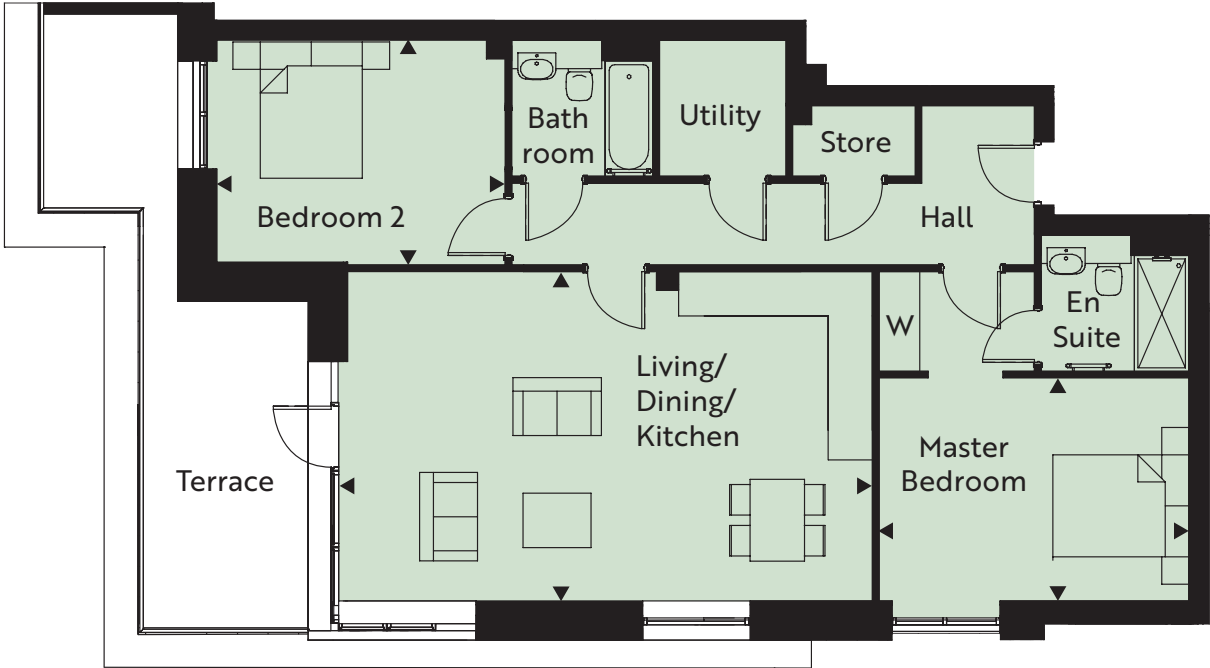
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Apartment Type N

2 Bedroom

1055 sq ft / 98.0 sq m (approx)

Plot 23, Third Floor



Living/Dining/Kitchen

25'2" x 15'9" 7.66m x 4.80m

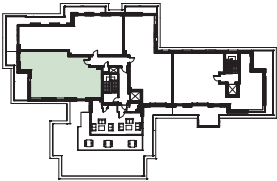
Bedroom 2

13'9" x 10'6" 4.20m x 3.21m

Master Bedroom

14'9" x 10'7" 4.51m x 3.23m

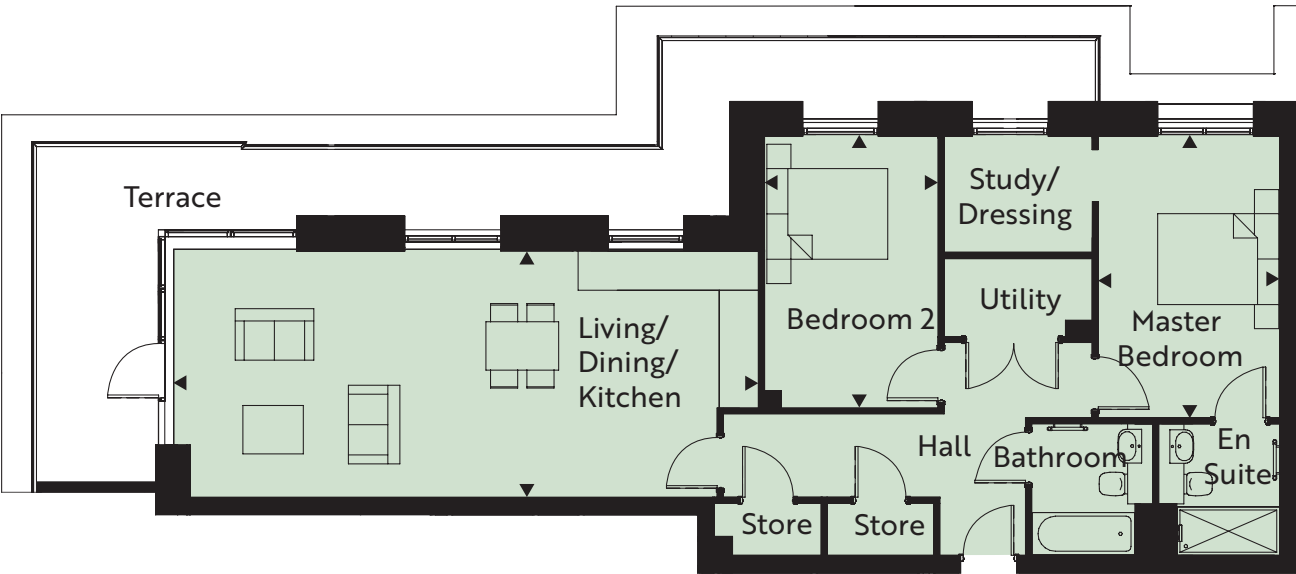
Third Floor



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Apartment Type O

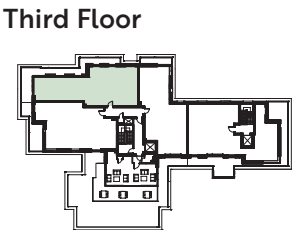
2 Bedroom
 1,055 sq ft / 98.0 sq m (approx)
 Plot 24, Third Floor



Living/Dining/Kitchen
 30'7" x 13'2" 9.34m x 4.02m

Bedroom 2
 9'2" x 14'6" 2.82m x 4.44m

Master Bedroom
 9'8" x 15'1" 2.95m x 4.61m



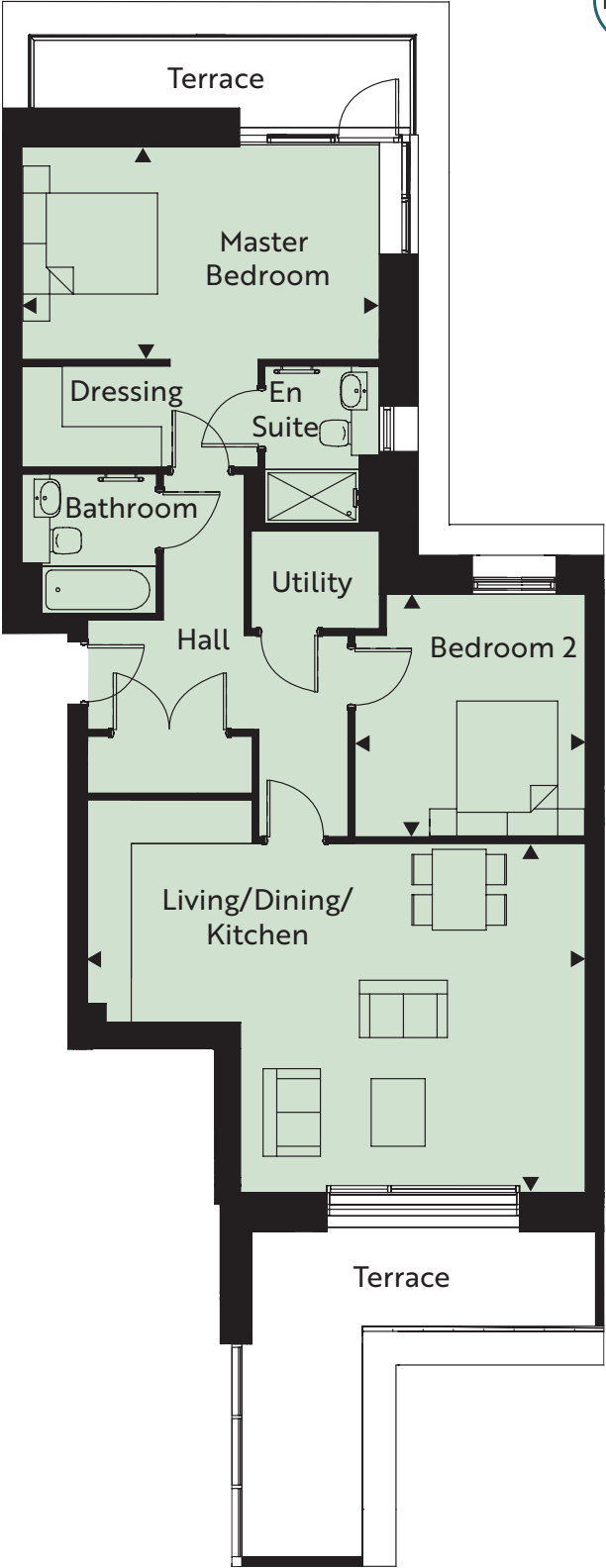
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Apartment Type P

2 Bedroom

1023 sq ft / 95.0 sq m (approx)

Plot 25, Third Floor



Living/Dining/Kitchen

24'0" x 16'10" 7.34m x 5.13m

Master Bedroom

17'4" x 10'2" 5.26m x 3.11m

Bedroom 2

11'1" x 11'9" 3.37m x 3.56m

Third Floor



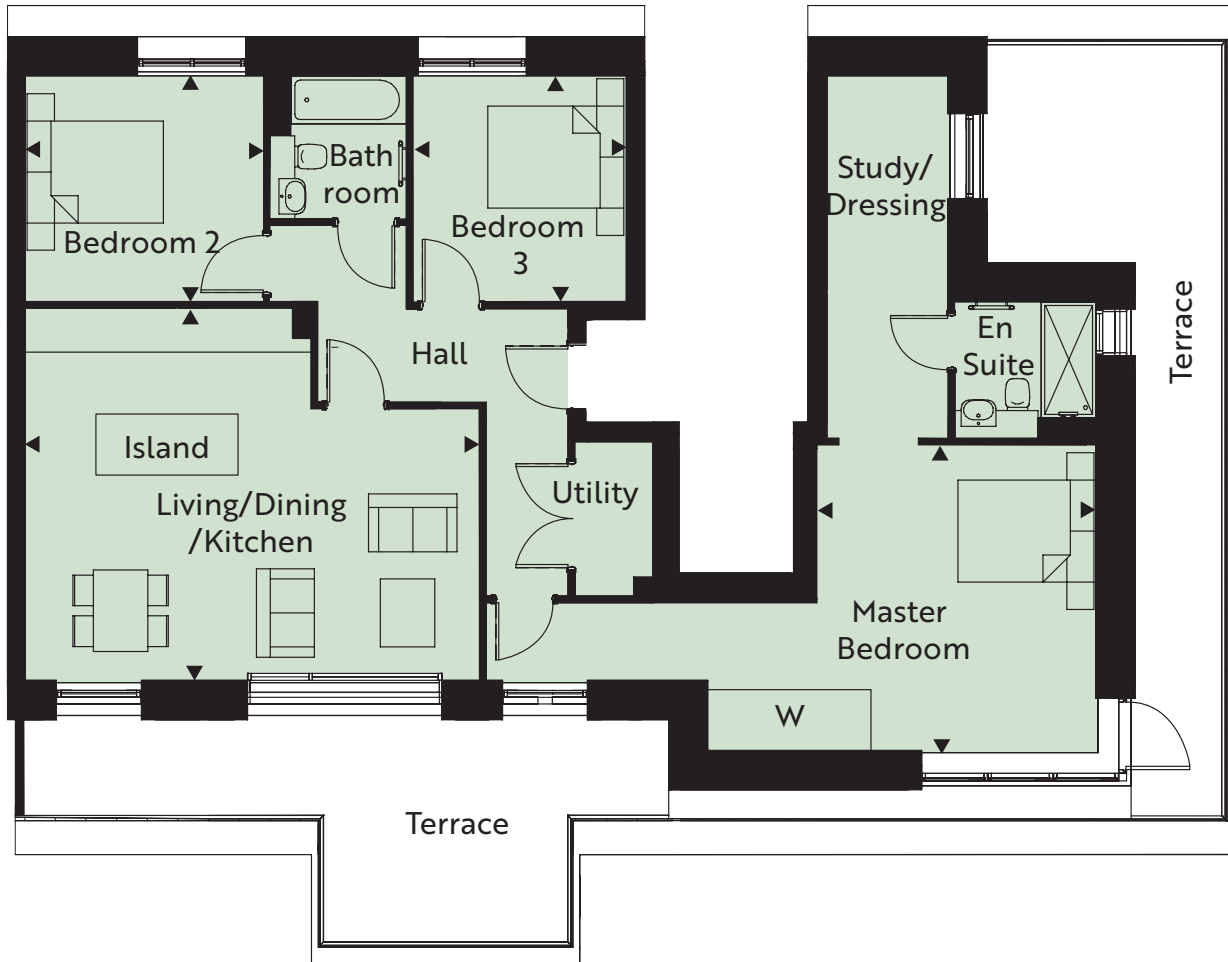
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Apartment Type Q

3 Bedroom

1227 sq ft / 114.0 sq m (approx)

Plot 31, Third Floor



Living/Dining/Kitchen

21'9" x 17'10" 6.63m x 5.43m

Bedroom 2

11'5" x 10'8" 3.46m x 3.26m

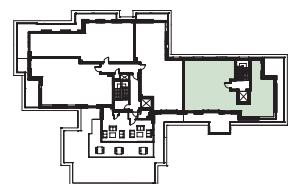
Master Bedroom

13'4" x 14'6" 4.05m x 4.44m

Bedroom 3

10'1" x 10'9" 3.08m x 3.27m

Third Floor



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A place of...

quintessential quality

General

- 10 year insurance backed building warranty
- 150 year lease
- Off street resident and visitor parking with access to EV charging points

Kitchen

- Bosch stainless steel oven
- Bosch ceramic hob and extractor hood
- Bosch integrated fridge freezer
- Bosch integrated dishwasher
- Stainless steel single bowl sink with chrome mixer tap
- Under unit LED lighting

Finishes

- Choice of flooring style to living space, kitchen and hallway
- Choice of carpet to bedrooms
- Premium white single panel doors
- Wardrobes fitted to main bedroom
- Plumbing for washer/dryer

Electrical

- LED downlights to kitchen, bathrooms and hallway
- Communal terrestrial and satellite system with digitally compatible TV points in living room and master bedroom
- Fibre optic cabling within each apartment

Security

- Video Entryphone system
- 'Secured by Design' approved apartment entrance doors with viewer and security chain
- Fire detection systems to apartment and communal areas

En suite, bath or shower room

- Thermostatically controlled shower
- Bath with shower mixer or thermostatically controlled shower
- Heated towel warmer

Sustainability

- Highly efficient Modul-AIR ALL-E Exhaust Air Heat Pump (EAHP) with Green Comfort provides mechanical ventilation with heat recovery (MVHR), domestic hot water (DHW) and heating via underfloor (UFH)
- Highly insulated building fabric with composite triple glazed windows

Communal areas

- Access to top floor residents' sun lounge and terrace
- Lift to all floors
- Interior designed entrance lobbies and communal areas
- Secure cycle and mobility scooter parking



Premium Apartments Specification (Plots 8, 16, 23, 24, 25, 31)

As apartments plus:

- Additional Bosch combination oven
- Integrated canopy hood
- Allocated parking bay
- Fully tiled bathrooms
- Extended flooring options



Main Construction

- Reinforced concrete piled raft foundation
- Masonry (brick/block) structural walls
- Metal Stud non-load bearing internal walls
- Precast concrete plank upper floors
- Structural steel, SFS (Steel Framing System) top floor/roof

Building Standards

- UK Building Regulations
- LABC Warranty Technical Manual v10

Planning Consent Reference Number

- AWDM/0130/21 & AWDM/1004/23

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

A place to... *proudly* call home

Founded in 1960, Roffey Homes has been family-run since it was established, and today is at the forefront of creating exclusive new-build residential developments in Worthing and the surrounding area. The company prides itself on the quality of each of its developments and has won numerous awards over the years, most recently becoming the overall winner of The Royal Fine Art Commission Trust Building Beauty Award for 2023 for Bayside Apartments.

From the very beginning, each home has been situated in a desirable, carefully chosen location, and designed to incorporate generous use of space and to offer a superior standard of living for residents. As the years have passed, the company has embraced new building methods, innovative design techniques and sustainability, while always ensuring that its key founding principles guide every single project they deliver. At its heart, the Roffey Homes ethos is simple: to build homes that enhance the surrounding area and that people can be proud of.





	Distance	By Car	By Train
Arundel	10.5 miles	25 mins	40 mins
Chichester	21 miles	35 mins	30 mins
Brighton	11 miles	30 mins	26 mins
Horsham	20 miles	35 mins	65 mins
Gatwick Airport	35 miles	45 mins	50 mins

	Distance	By Car	By Train
Portsmouth	38.5 miles	55 mins	58 mins
Eastbourne	35 miles	50 mins	72 mins
Guildford	36 miles	60 mins	100 mins
Southampton	54 miles	80 mins	85 mins
Central London	85 miles	150 mins	85 mins

Trains departing from Worthing. All distances and times approximate.





For more details, please contact:

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Roffey Homes
www.roffeyhomes.com

The interior and exterior images of the Lindfield Place development depicted in this brochure are computer generated, for indicative purposes only and are not to be presumed to be entirely accurate. Interior images feature fittings, décor, flooring, soft furnishings and landscaping that are not included as standard. The details contained in this brochure are believed correct at the time of going to print. Nevertheless the Company reserves the right to alter specification at any time without prior notice. This brochure should be used as a guide and forms no part of any contract. 2024.