



# IRENE HOUSE

PARKFIELD ROAD | WORTHING

# A DEVELOPMENT BY ROCCO HOMES

Your dream home awaits.

Irene House is a stunning boutique development of one and two bedroom apartments, conveniently positioned within easy reach of West Worthing train station and the A27.

Each apartment benefits from either a private balcony or patio, off road parking and a 125 year lease; with the majority of two bedroom apartments offering en-suites to the master bedroom.





# HOMES TO LIVE IN

Rocco Homes thoughtfully selects their developments and partners with leading designers to push boundaries and create amazing homes for people to live in.

We form genuine relationships with communities and authorities to help shape the homes, public spaces and facilities that we create.

The apartments in Irene House are designed and constructed to a superior level. Each property comes with a contemporary kitchen with integrated Bosch appliances and is neutrally decorated throughout.

The development is conveniently located with easy reach to local shops and amenities, West Worthing station and the A27.



# AWAY FROM HOME



## On foot

- Local Shops | 1 minute
- Tarring Village | 5 minutes
- West Worthing Station | 5 minutes
- Worthing Seafront | 15 minutes
- Worthing Town Centre | 20 minutes



## By Car

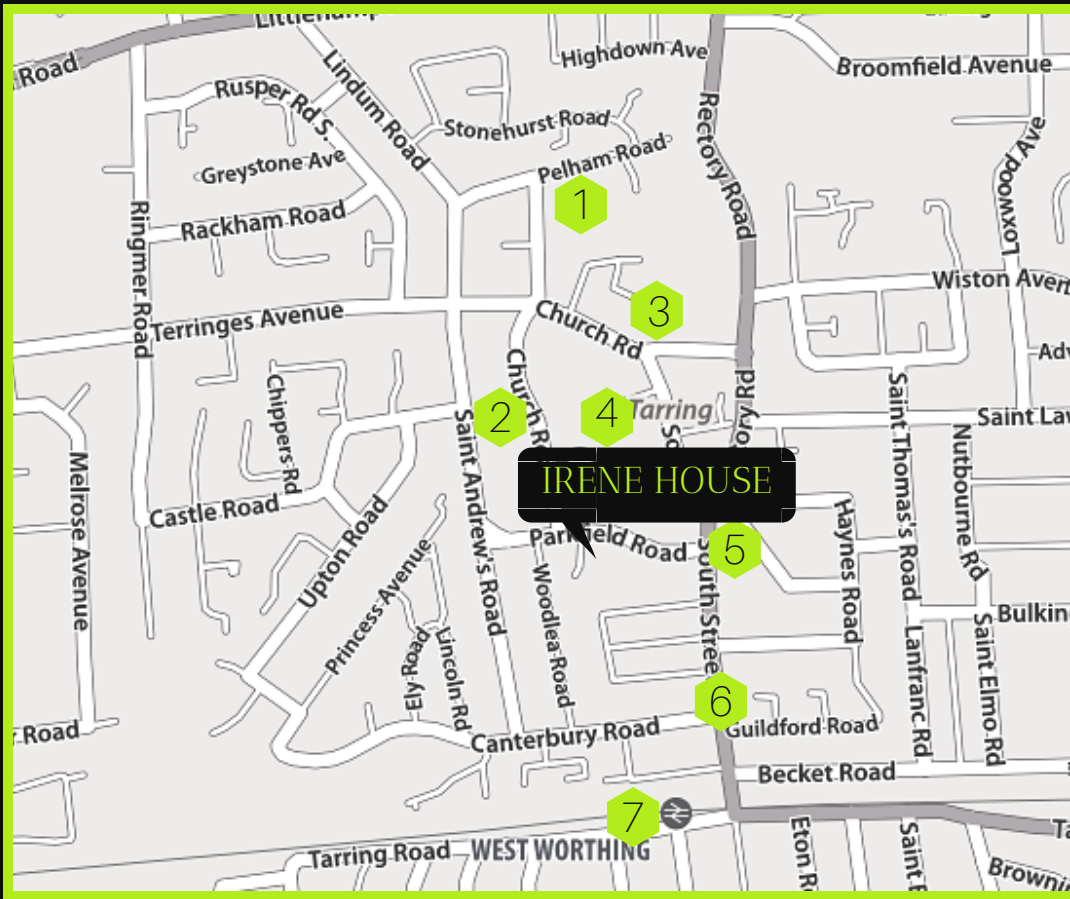
- West Worthing Station | 0.2 miles
- Worthing | 1.3 miles
- Brighton | 15 miles
- Gatwick Airport | 28 miles
- London | 60 miles



## By Train

- Worthing | 3 minutes
- Brighton | 25 minutes
- Gatwick Airport | 55 minutes
- London Victoria | 60 minutes





- 1 School
- 2 Church
- 3 Pub
- 4 Tarring Park
- 5 Post Office
- 6 Pharmacy
- 7 Train Station



The George & Dragon Pub



The Dome Cinema



The Royal Arcade Shopping Mall



# SPECIFICATION

Rocco Homes ensures that our developments are of the highest quality. We know that it's the little things that make all the difference, which is why our homes are fitted with the best appliances and furnished with high-performance materials with a contemporary and modern look and feel.

## Kitchen

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- Virgo Quartz worktops including 50mm upstand
- BOSCH induction hob
- BOSCH 60cm oven
- BOSCH fridge/freezer
- BOSCH integrated dishwasher
- BOSCH integrated extractor
- Ta Cascade Chrome x 22 Undermount Sink

## Bathroom

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- Saneux I-line toilet
- Saneux Indigo wall mounted wash basin and drawer unit
- Vado Life mono basin with chrome mixer tap
- Eurowa Steel bath
- Merlyn Ionic shower screens

## Flooring

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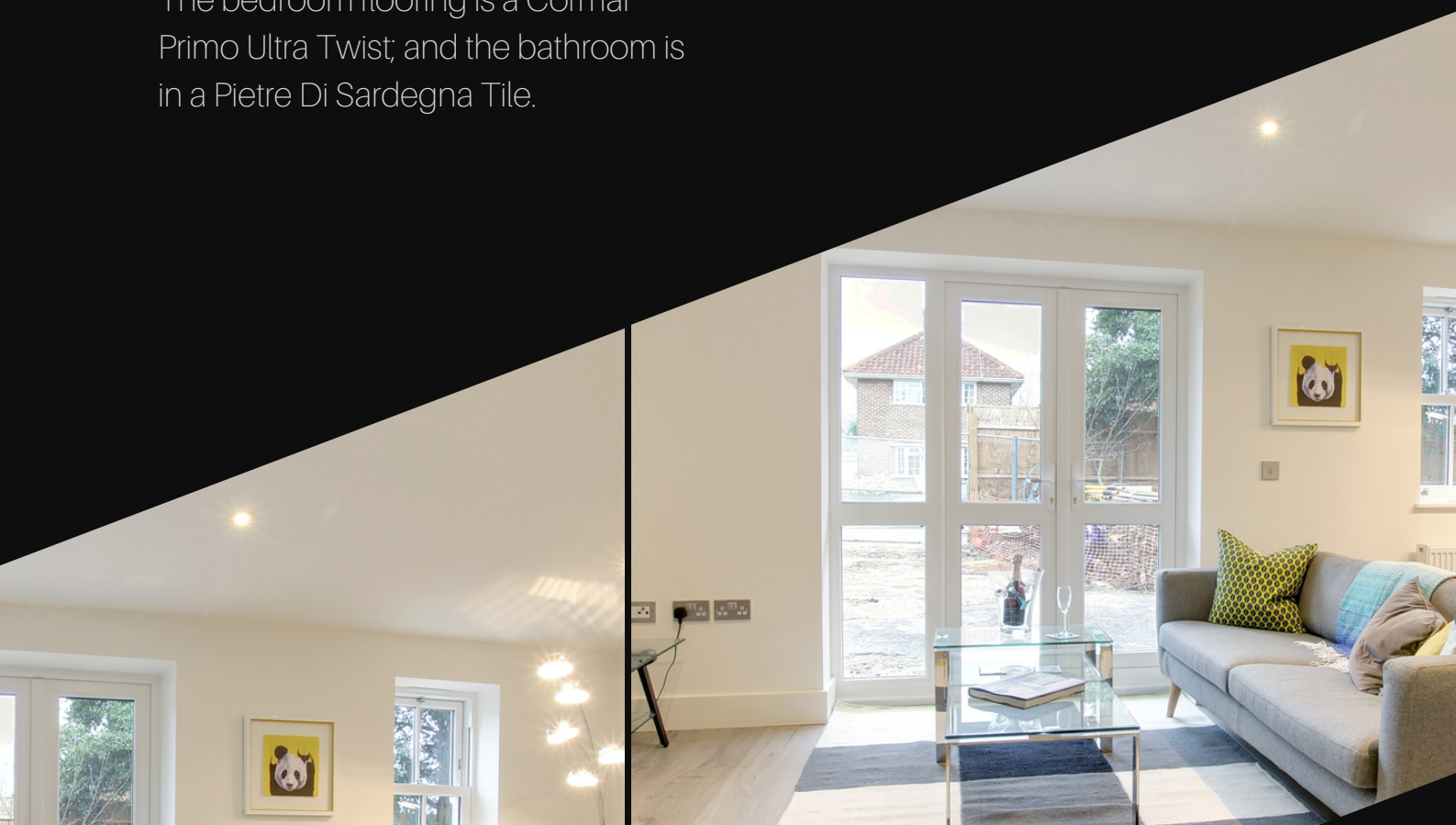
The flooring throughout the hallway and the living room is by Krono Swiss.

The bedroom flooring is a Cormar Primo Ultra Twist; and the bathroom is in a Pietre Di Sardegna Tile.

## Furniture

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- Cesar Cucine Ariel Range Ash Doors
- HOTPOINT washer dryer





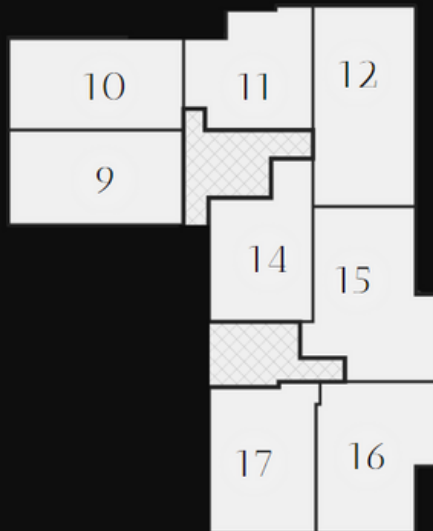
Some of these images  
are from previous  
**ROCCO HOMES**  
developments

# BUILDING LAYOUT



**FIRST FLOOR**  
Internal Area

- Flat 9 779 sq ft
- Flat 10 767 sq ft
- Flat 11 579 sq ft
- Flat 12 778 sq ft
- Flat 14 556 sq ft
- Flat 15 759 sq ft
- Flat 16 758 sq ft
- Flat 17 664 sq ft



**GROUND FLOOR**  
Internal Area

- Flat 1 779 sq ft
- Flat 2 548 sq ft
- Flat 3 769 sq ft
- Flat 4 679 sq ft
- Flat 5 760 sq ft
- Flat 6 663 sq ft
- Flat 7 556 sq ft
- Flat 8 779 sq ft



**SECOND FLOOR**  
Internal Area

- Flat 18 882 sq ft
- Flat 19 828 sq ft
- Flat 20 773 sq ft
- Flat 21 781 sq ft
- Flat 22 672 sq ft
- Flat 23 774 sq ft





# SITE & FLOOR PLANS



DEVELOPMENT BY  
ROCCO HOMES  
[www.roccohomes.co.uk](http://www.roccohomes.co.uk)

# IRENE --- HOUSE

PARKFIELD ROAD | WORTHING



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Some of the interior images depicted in this brochure are from previous Rocco Homes developments. The details contained in this brochure are believed to be correct at the time of 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. 2019.