



## Lupin Spinney, Worthing

Asking Price £279,950

Built by Taylor Wimpey in 2019 and benefiting from 5 more years of its NHBC home builders warranty is this modern, stylish Coach House. Finished to an exceptionally high standard throughout, this wonderful property has its own private entrance, two spacious double bedrooms, an impressive open plan kitchen / living room and a private studio / home office, ideal for those working from home. Further advantages include allocated parking and a large storage cupboard.

- Stylish Coach House with private entrance
- Modern open plan living accommodation
- Allocated parking facilities
- NHBC Warranty with 5 years remaining
- Most convenient location close to shops, amenities, restaurants and pubs

- Two double bedrooms
- Private studio / home office
- Finished to an exceptional standard throughout
- Estate Fee of approx. £300 per annum
- Easy access to transport links including the A24 / 29 and mainline train stations

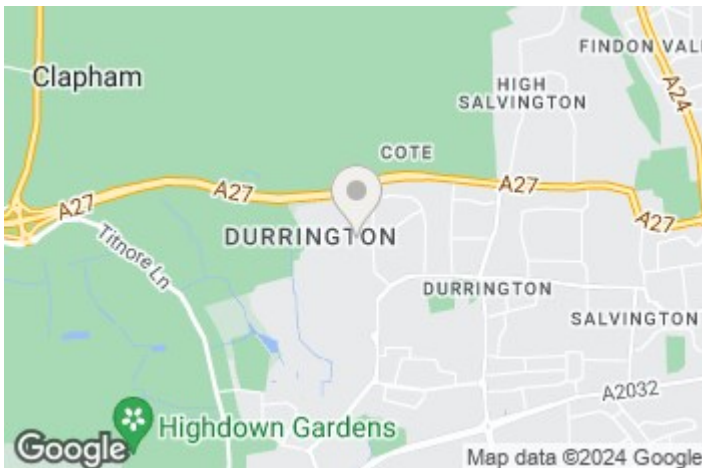


Set within the popular development of Barley Grange which was established in 2016 and boasts an eclectic mix of property, including Detached, Semi-Detached, Terrace and purpose built apartments. Lupin Spinney is convenient for local shops and amenities including West Durrington shopping centre with a large Tesco Extra, multiple food venues, charming local pubs and not to mention David Lloyd Fitness Centre with its impressive gym and swimming pools!

With a thriving community already established, why not put down roots here and join this friendly village community with something for everyone to get involved in.

Only moments from the South Downs National Park with its many stunning walks, and a short drive away from Worthing seafront. Further more, Barley Grange is located approximately 15 miles from both Brighton and Chichester and only 7 miles from beautiful Arundel with its medieval castle and Roman Catholic cathedral.

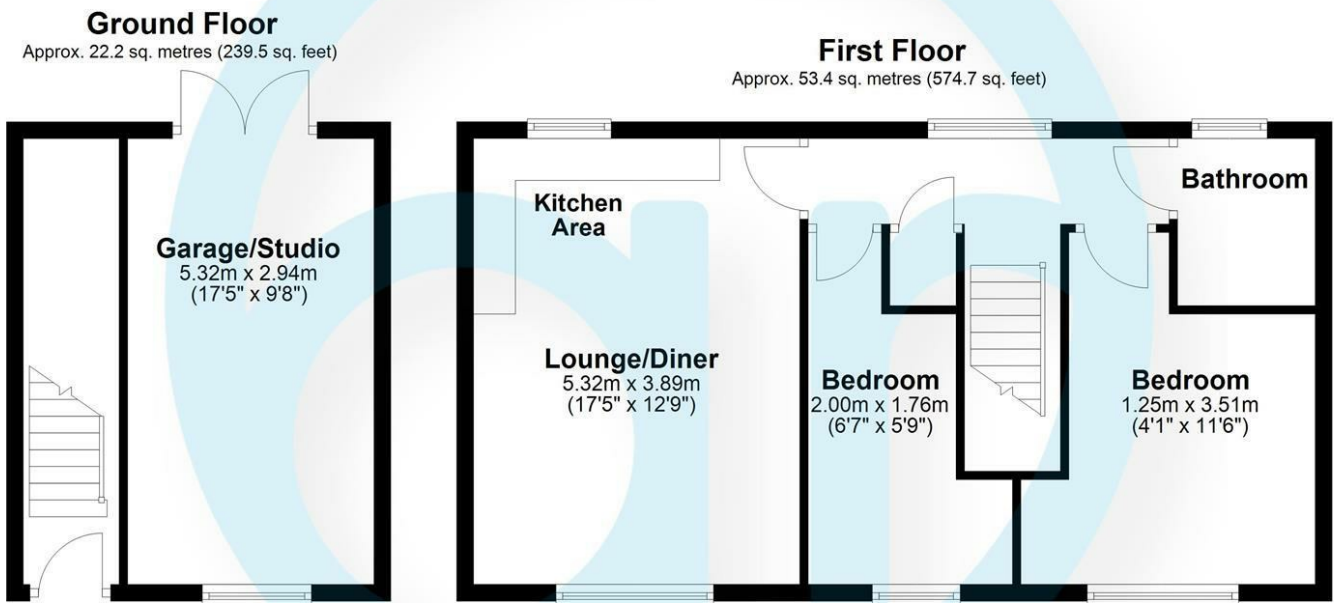
Excellent transport links including access to A24 / A27 as well as Goring and Durrington-on-Sea mainline train stations right on your doorstep are just some of the reasons why Barley Grange has been so popular.



## EPC Rating:

**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	82
(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	



Total area: approx. 75.6 sq. metres (814.2 sq. feet)

**Aspire Residential | Goring-by-Sea**

28 Goring Road  
Goring-by-Sea  
Worthing  
BN12 4AD  
Telephone: 01903 259 961  
Email: [info@aspireresidential.co.uk](mailto:info@aspireresidential.co.uk)



**Aspire Residential | Durrington / Salvington**

5 Selden Parade  
Salvington Road  
Worthing  
BN13 2HL  
Telephone: 01903 910 424  
Email: [enquiries@aspireresidential.co.uk](mailto:enquiries@aspireresidential.co.uk)

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

**IMPORTANT NOTICE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.