



Lupin Spinney, Worthing, BN13

Offers Over **£400,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Council Tax Band: D

- Semi Detached House
- Three Bedrooms
- Modern Kitchen
- Bathroom & En Suite Shower Room
- Modern Fitted Kitchen
- Ground Floor WC
- Garage & EV Charging Point
- Off Road Parking For Several Cars
- Private Rear Garden
- Quiet Residential Area

We are delighted to present this well-presented semi-detached home to the market. The property boasts three generously sized bedrooms, two bathrooms, a modern fitted kitchen, and a spacious lounge. Externally, the home benefits from a good-sized rear garden, a garage, and off-road parking. Ideally situated in a quiet residential area, this property offers both comfort and convenience.





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INTERNAL

The front door opens into a welcoming entrance hall, providing access to all ground floor rooms, a convenient under-stairs storage cupboard, and a ground floor WC. Positioned at the front of the property is a modern, well-appointed kitchen, complete with a range of integrated appliances including a dishwasher, washing machine, fridge/freezer, oven, electric hob, and sink with drainer. To the rear, the spacious lounge enjoys an abundance of natural light and features double doors that open out onto the rear garden, creating an ideal space for both relaxing and entertaining. The first floor comprises two bedrooms, with the second bedroom benefiting from built-in wardrobes, along with a family bathroom fitted with a bath and shower attachment, wash hand basin, and WC. Occupying the top floor, the impressive primary bedroom offers generous space, fitted wardrobes, and access to a private en suite shower room.

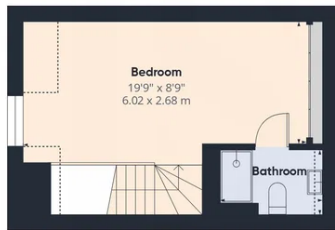
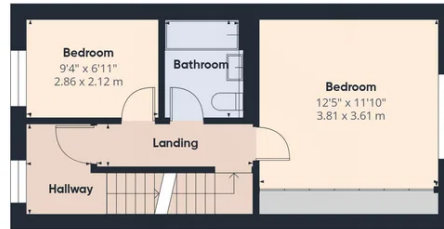
EXTERNAL

To the front of the property, there is off-road parking for several cars leading to the garage, along with access to an EV charging point. The frontage is attractively landscaped, featuring well-maintained flowerbeds. The rear garden is thoughtfully arranged, offering two patio areas, flowerbed borders, and a section laid to lawn—ideal for outdoor relaxation and entertaining. A gate provides rear access, while a personal door leads directly into the garage. The garage itself benefits from power and provides ample storage space.

SITUATED

The property is ideally situated for excellent transport links, with convenient access to the A27 and A259. A Tesco superstore, along with a variety of local amenities, is located approximately 600 yards away. Goring-by-Sea railway station is around one and a half miles from the property, offering convenient rail connections, while regular bus services operate close by. The property also falls within the catchment area for The Laurels Primary School, making it an ideal choice for families.





Approximate total area⁽¹⁾

1148 ft²
106.5 m²

Reduced headroom

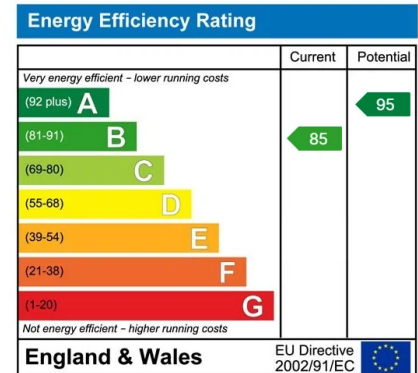
26 ft²
2.4 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.