



Asking Price
£260,000
 Freehold

Lupin Spinney, Worthing

- Coach House built in 2019
- Two Bedrooms
- Private Entrance
- Open plan Living
- Garage and parking
- EPC Rating B
- Remainder of NHBC
- Double glazing
- Gas central Heating
- Viewing Advised

Robert Luff & Co are delighted to offer this Coach House style design being built in 2019 by Taylor Wimpey. The property is Freehold and situated in a good location for amenities. The property has many features and in brief comprises of private entrance, open plan living/dining and fitted kitchen with appliances. Two good size bedrooms, bathroom/w.c and a garage with driveway and additional storage shed. The other benefits are double glazing, gas heating and the remainder of the NHBC certificate. Internal Viewing is highly recommended.

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Accommodation

Private Entrance

Private front door into entrance porch with cloaks area and electric circuit breaker fuse box and stairs to

First Floor Landing

double glazed window, radiator, large storage cupboard, smooth ceiling, door to

Open plan Living/dining & Kitchen 17'5" x 12'5" (5.31 x 3.81)

Measurements include fitted units and having a One and a half bowl sink unit with drainer, range of units and drawers under and over work top surfaces. Built in oven, gas hob and extractor hood, fridge freezer, dishwasher and washer/dryer. Three double glazed windows, two radiators and a smooth ceiling with spotlights.

Bedroom One 10'6" x 9'11" (3.21 x 3.03)

measurements are not to include the fitted wardrobes, that have sliding doors and hanging rail and shelving, radiator, tv point, double glazed window and smooth ceiling.

Bedroom Two 10'7" x 6'3" (3.23 x 1.91)

measurements are not to include the built in wardrobes, with sliding doors, radiator, double glazed window, access to loft space and smooth ceiling.

Bathroom/w.c

Bath with mixer taps and wall mounted shower and screen, low level w.c, wash hand basin, radiator, tiled floor and part tiled walls, obscure double glazed window and smooth ceiling with extractor fan.

Outside

Garage and Driveway 17'2" x 9'4" (5.25 x 2.87)

parking in front of the garage which has an up and over door, power and light, wall mounted gas fired central heating boiler. Courtesy lighting, water tap.

Storage Cupboard

Adjacent to the garage is a storage cupboard with door leading into it and lighting.

Estate Charges

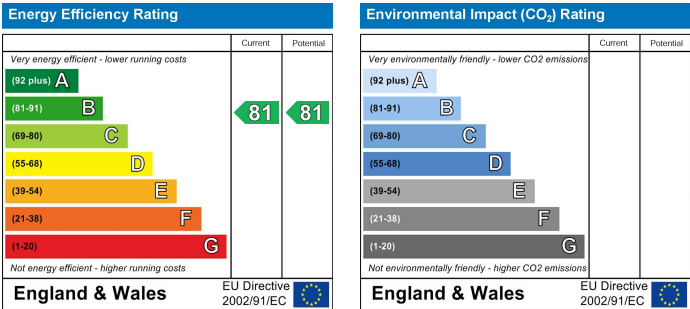
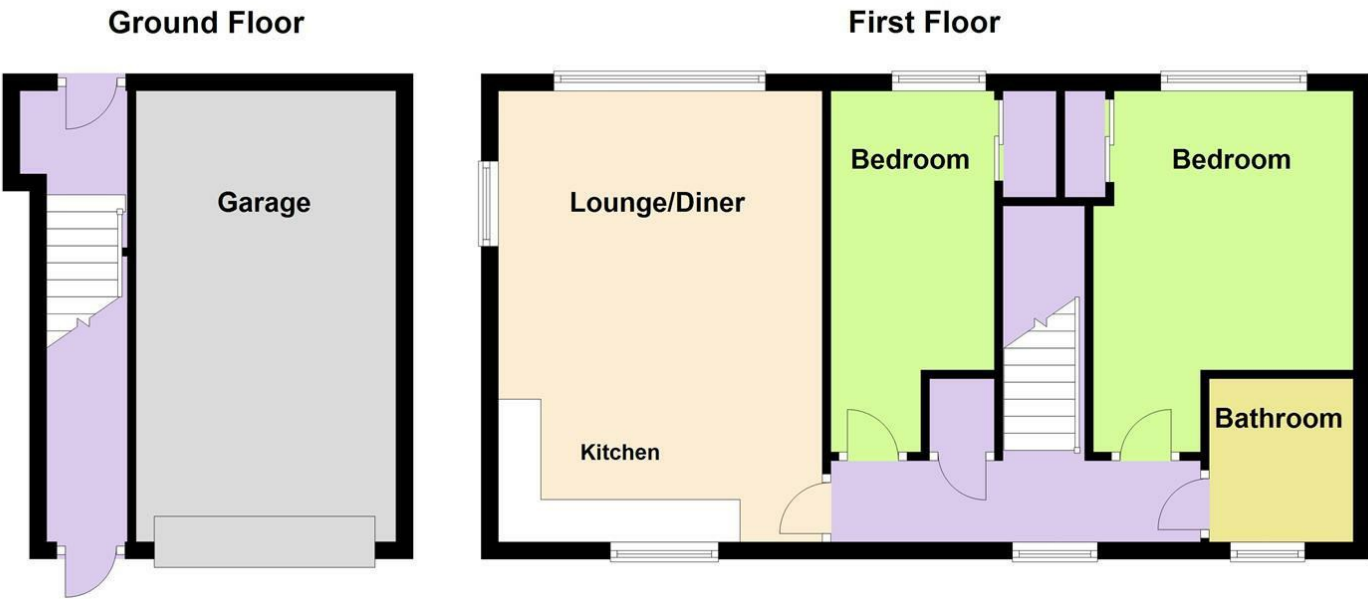
The owners are currently paying £166.17 per annum towards the estate charges.



2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

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