

Taylor
Wimpey

BARLEY GRANGE

—
WEST DURRINGTON | WORTHING



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

BARLEY GRANGE. A VERY SPECIAL PLACE TO BE

A warm welcome to Barley Grange.

Here you'll find a choice of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses waiting for you in the neighbourhood of West Durrington. This semi-rural location on the beautiful Sussex coast makes the ideal home, whatever your lifestyle.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

THE BEST OF COUNTRYSIDE AND COAST

Barley Grange is a characterful development that offers versatile modern living in picturesque surroundings just minutes from the coast. Situated on the outskirts of Worthing, you can find all that you need for everyday life within easy reach. There is a choice of supermarkets, along with all the amenities you would expect from a thriving town, including banks, pharmacies, schools, fitness and more. The outdoors life is also well taken care of, with the beautiful South Downs to the north and the spectacular Sussex coast to the south. Alternatively, head into the centre of Worthing and you'll find plenty of entertainment, such as theatres, cinema, music, museums and art galleries, plus a great selection of cafes, restaurants and independent shopping.



Get back to nature at the South Downs National Park, located 26 miles away



Plenty of shops and amenities in Worthing town centre



Goring-by-Sea train station offers links into London and beyond

THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress-free connections to other parts of the country too. So it's good to know Barley Grange has great road links – the A27 and A24 are conveniently accessible, meaning a trip into Brighton, Portsmouth, Dorking and Leatherhead is easy, plus Brighton City Airport can be reached in 22 minutes. Meanwhile, Goring-by-Sea railway station is around 1.5 miles away and connects to London Victoria in 92 minutes.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



A choice of restaurants and pubs in Worthing



Enjoy a day out to Worthing and see the pier



A choice of schools in West Durrington and Worthing



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you...



EASYMOVER

... or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.



Taylor Wimpey

Get to know
BARLEY GRANGE

WEST DURRINGTON | WORTHING



- LEAP = Local Equipped Area of Play
- NEAP = Neighbourhood Equipped Area of Play
- = Taylor Wimpey Homes
- = Bovis Homes
- = Persimmon Homes
- = Barley Grange Phase 1
- = Barley Grange Phase 2
- = Barley Grange Phase 3
- = Barley Grange Phase 4
- = Existing site boundary



Get to know
**BARLEY
GRANGE**

WEST DURRINGTON | WORTHING

The final phase of Barley Grange offers an impressive collection of 1 & 2 bedroom apartments and 2, 3 & 4 bedroom houses located in West Durrington, where a thriving community is already established.

- *ah/r = Affordable Homes/Rented
- *ah/so = Affordable Homes/Shared Ownership
- BCP = Bin Collection Points
- BS = Bin Store
- = Bollards
- ▷ = Car Port Access
- CS = Cycle Store
- ♿ = Disabled Parking
- ▶ = Garage Access
- SS = Sub Station
- U = Unallocated Parking Space
- V = Visitor Parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 48610 / October 2021

1 & 2 BEDROOM APARTMENTS

- Barley House**
1 & 2 bedroom apartments
Plots: 49-57
- 1 & 2 bedroom apartments**
Plots: 93-102*
- 1 bedroom apartments**
Plots: 8-13*

2 BEDROOM HOMES

- The Edale**
2 bedroom home
Plots: 48 & 79
- The Ashenford**
2 bedroom home
Plots: 19, 35-38, 41-45, 58-62, 65, 66, 73, 74, 90, 103-106 & 120
- 2 bedroom home**
Plots: 24†, 27-30†, 33†, 68-70† & 71*
- 2 bedroom home**
Plots: 7*, 91* & 92*

3 BEDROOM HOMES

- The Byford**
3 bedroom home
Plots: 2-5, 16-18, 20-22, 39, 47, 64, 80-83, 89, 111, 115-117 & 119
- The Ardale**
3 bedroom home
Plots: 84, 86 & 88
- The Marsdale**
3 bedroom home
Plots: 14, 15, 23, 34, 40, 46, 63, 75, 112 & 114
- The Colton**
3 bedroom home
Plots: 76-78

- 3 bedroom home**
Plots: 6*, 25*, 26†, 31†, 32*, 67* & 72*

4 BEDROOM HOMES

- The Rossdale**
4 bedroom home
Plots: 109 & 113
- The Trusdale**
4 bedroom home
Plots: 1 & 118
- The Manford**
4 bedroom home
Plots: 85, 87, 107, 108 & 110

Taylor Wimpey
BARLEY HOUSE
 1 & 2 BEDROOM APARTMENTS



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

BARLEY HOUSE

A collection of 1 & 2 bedroom apartments featuring open-plan layouts, perfect for socialising and entertaining family and friends.

PLOT 49



Kitchen/Living/Dining Area	7.63m x 3.57m <i>max 3.19m min</i>	25'0" x 11'9" <i>max 10'6" min</i>
Bedroom 1	4.33m x 3.33m	14'3" x 10'11"
Bedroom 2	3.48m x 3.20m	11'5" x 10'6"
Total internal area	68.9 sq. m. / 742 sq. ft.	

PLOT 50



Kitchen/Living/Dining Area	7.63m x 3.86m <i>max 3.19m min</i>	25'0" x 12'8" <i>max 10'6" min</i>
Bedroom 1	3.39m x 2.93m	11'2" x 9'8"
Bedroom 2	4.33m x 2.73m	14'3" x 9'0"
Total internal floor area	70.9 sq. m. / 764 sq. ft.	

PLOT 51



Kitchen/Living/Dining Area	6.55m x 3.82m	21'6" x 12'7"
Bedroom	4.08m x 3.11m	13'5" x 10'3"
Total internal floor area	51.9 sq. m. / 559 sq. ft.	

Plots: 49–57

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk



BARLEY HOUSE

A collection of 1 & 2 bedroom apartments featuring open-plan layouts, perfect for socialising and entertaining family and friends.

PLOT 52



Kitchen/Living/Dining Area	7.63m x 3.19m	25'0" x 10'6"
Bedroom 1	3.39m x 2.91m	11'2" x 9'7"
Bedroom 2	4.33m x 2.76m	14'3" x 9'1"
Total internal floor area	68.9 sq. m. / 742 sq. ft.	

PLOTS 53 | 56



Kitchen/Living/Dining Area	7.63m x 3.86m <i>max 3.19m min</i>	25'0" x 12'8" <i>max 10'6" min</i>
Bedroom 1	3.39m x 2.93m	11'2" x 9'8"
Bedroom 2	4.33m x 2.73m	14'3" x 9'0"
Total internal floor area	70.9 sq. m. / 764 sq. ft.	

PLOT 54



Kitchen/Living/Dining Area	6.55m x 3.80m	21'6" x 12'6"
Bedroom	4.11m x 3.11m	13'6" x 10'3"
Total internal floor area	51.9 sq. m. / 559 sq. ft.	

PLOT 55



Kitchen/Living/Dining Area	7.63m x 5.48m <i>max 3.50m min</i>	25'0" x 18'0" <i>max 11'6" min</i>
Bedroom	4.10m x 3.46m	13'6" x 11'4"
Total internal floor area	68.9 sq. m. / 742 sq. ft.	

PLOT 57



Kitchen/Living/Dining Area	6.55m x 3.80m	21'6" x 12'6"
Bedroom	4.11m x 3.11m	13'6" x 10'3"
Total internal floor area	51.9 sq. m. / 559 sq. ft.	

Plots: 49–57

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Plots: 49–57

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

**Taylor
Wimpey**

Taylor Wimpey

THE EDALE

2 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE EDALE

A 2 bedroom home offering a versatile layout to suit individuals, couples or young families. The private entrance hallway leads upstairs to the first-floor accommodation, which includes an open-plan kitchen/living/dining area, providing ample space for everyday living and socialising. Also located off the landing is bedroom 1 with an en suite shower room, a double guest bedroom and a family bathroom.

TOTAL 65.6 sq. m. / 707 sq. ft.

GROUND FLOOR



FIRST FLOOR



Kitchen/Living/Dining Area

5.35m x 3.80m

17'7" x 12'6"

Bedroom 1

3.84m x 3.15m

12'7" x 10'4"

Bedroom 2

3.01m x 2.45m

9'11" x 8'1"

 **Plots:** 48 & 79

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

Taylor Wimpey

THE ASHENFORD

2 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ASHENFORD

The Ashenford is a 2 bedroom starter home offering convenient accommodation that's ideal for individuals or couples. At the heart of the home is an open-plan kitchen/living/dining area which is perfect for entertaining and opens through double doors to the private rear garden. A useful guest cloakroom and storage cupboard are also located off the hallway. Upstairs, you'll find bedroom 1 with an en suite shower room, a second double bedroom and the main bathroom.

TOTAL 70.14 sq. m. / 755 sq. ft.

GROUND FLOOR



Kitchen

2.74m x 2.11m 9'0" x 6'11"

Living/Dining Area

4.31m x 4.02m 14'2" x 13'2"

FIRST FLOOR



Bedroom 1

3.30m x 3.27m 10'10" x 10'9"

Bedroom 2

4.31m *max* x 2.51m 14'2" *max* x 8'3"

 **Plots:** 19, 35–38, 41–45, 58–62, 65, 66, 73, 74, 90, 103–106 & 120

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

Taylor Wimpey
THE BYFORD
 3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE BYFORD

Perfect for first time buyers, couples and families looking for a little extra space, the 3 bedroom Byford is a versatile home. On the ground floor, the kitchen/dining area opens through double doors to the private rear garden. A good-sized living room, a guest cloakroom and a store cupboard complete the layout. The first floor comprises bedroom 1 with en suite shower room, a double bedroom, the family bathroom and a bedroom which could also be used as a study or playroom.

TOTAL 89.0 sq. m. / 958 sq. ft.

GROUND FLOOR



Kitchen/ Dining Area
 5.06m x 2.87m 16'7" x 9'5"
Living Room
 4.24m x 3.98m max 13'11" x 13'1" max

FIRST FLOOR



Bedroom 1
 3.98m max x 3.00m 13'1" max x 9'10"
Bedroom 2
 2.82m x 2.57m 9'3" x 8'5"
Bedroom 3
 3.91m x 2.15m 12'10" x 7'1"

Plots: 2-5, 16-18, 20-22, 39, 47, 64, 80-83, 89, 111, 115-117 & 119

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. *Window style varies. 48611 / October 2021

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk



Taylor Wimpey

THE ARDALE

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ARDALE

The 3 bedroom Ardale is a family-sized property with plenty of space for contemporary living. A dual-aspect living room has double doors out to the private rear garden, while there's also a light and airy open-plan kitchen/dining area and useful cloakroom off the entrance hallway. Bedroom 1 with an en suite shower room is found upstairs, along with two further well-proportioned bedrooms and a family bathroom.

TOTAL 92.62 sq. m. / 997 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.41m x 3.18m max	17'9" x 10'5" max
Living Room	5.41m x 3.01m	17'9" x 9'11"

FIRST FLOOR



Bedroom 1	4.10m x 3.07m	13'6" x 10'1"
Bedroom 2	3.13m x 2.95m	10'3" x 9'8"
Bedroom 3	3.25m x 2.37m	10'8" x 7'9"

 **Plots:** 84, 86 & 88

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

Taylor Wimpey

THE MARSDALE

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MARSDALE

The Marsdale is a double-fronted 3 bedroom home. The hallway leads to an open-plan kitchen/dining area and a living room with double doors to the private garden. The downstairs layout is completed by a guest cloakroom. Upstairs you'll find bedroom 1 with an en suite shower room, two further bedrooms and a family bathroom. The third bedroom can alternatively be used as a home office.

TOTAL 97.64 sq. m. / 1,051 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	5.41m x 3.49m max	17'9" x 11'5" max
Living Room	5.41m x 3.24m	17'9" x 11'5"

FIRST FLOOR



Bedroom 1	4.10m x 3.28m	13'6" x 10'9"
Bedroom 2	2.99m x 2.71m	9'9" x 8'10"
Bedroom 3	3.49m x 2.41m	11'5" x 7'11"

 **Plots:** 14, 15, 23, 34, 40, 46, 63, 75, 112 & 114

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. Window style varies. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

Taylor Wimpey

THE COLTON

3 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE COLTON

The Colton is a 3 bedroom town house featuring a fitted kitchen, living/dining area with double doors to the garden and a guest cloakroom. There are two bedrooms and a main bathroom on the first floor, whilst bedroom 1 on the second floor features high galleried ceilings and en suite shower room. A dormer window and roof lights provide this room with plenty of natural light.

TOTAL 105.35 sq. m. / 1,134 sq. ft.

GROUND FLOOR



Kitchen
3.43m x 2.57m min 11'3" x 8'5" min

Living/Dining area
4.78m x 3.27m 15'8" x 10'9"

FIRST FLOOR



Bedroom 2
4.78m x 3.07m max 15'8" x 10'1" max

Bedroom 3
2.93m x 2.55m 9'8" x 8'5"

SECOND FLOOR



Bedroom 1
5.13m x 3.74m max 16'10" x 12'4" max

 **Plots:** 76-78

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

Taylor Wimpey

Taylor Wimpey
THE ROSSDALE

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE ROSSDALE

There's a wealth of space to cater for busy family lifestyles in the 4 bedroom Rossdale. A large kitchen/dining area forms the heart of the home for day-to-day living, with a handy utility area providing access to outside. A spacious living room has double doors to the garden, while there's also a guest cloakroom and storage closet off the hallway. Three double bedrooms, including bedroom 1 with en suite shower room, plus one single bedroom and the family bathroom occupy the first floor.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/ Dining Area	6.09m x 3.58m max	20'0" x 11'9" max
Living Room	6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1	3.52m x 3.03m	11'7" x 9'11"
Bedroom 2	3.64m x 2.95m max	11'11" x 9'8" max
Bedroom 3	3.05m x 2.51m	10'0" x 8'3"
Bedroom 4	3.54m x 2.25m max	11'7" x 7'5" max

Plots: 109 & 113

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. *Plot specific windows. Window styles vary. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk



Taylor Wimpey
THE TRUSDALE

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE TRUSDALE

The Trusdale will appeal to families in search of extra space. The hallway leads to an open-plan kitchen/dining area with utility space, and a dual-aspect living room which opens through double doors to the garden. Upstairs, bedroom 1 has an en suite shower room, while there is also a further three bedrooms as well as a family bathroom. Alternatively the fourth bedroom could be used as a home office.

TOTAL 113.89 sq. m. / 1,226 sq. ft.

GROUND FLOOR



Kitchen/ Dining Area 6.09m x 3.58m <i>max</i>	20'0" x 11'9" <i>max</i>
Living Room 6.09m x 3.46m	20'0" x 11'4"

FIRST FLOOR



Bedroom 1 3.52m x 3.03m	11'7" x 9'11"
Bedroom 2 3.64m x 2.95m <i>max</i>	11'11" x 9'8" <i>max</i>
Bedroom 3 3.05m x 2.51m	10'0" x 8'3"
Bedroom 4 3.54m x 2.25m <i>max</i>	11'7" x 7'5" <i>max</i>

Plots: 1 & 118

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. 48611 / October 2021

Want to view one of our gorgeous new show homes?
Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey

Taylor Wimpey
THE MANFORD
 4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MANFORD

The Manford is a traditional 4 bedroom family home. The hallway leads to the kitchen/dining area, which has double doors to the garden maximising the natural light and views outside. The living room with feature bay window, study and guest cloakroom complete the ground floor. Bedroom 1 with an en suite shower room and three further double bedrooms are found upstairs, along with the family bathroom.

TOTAL 127.0 sq. m. / 1,368 sq. ft.

GROUND FLOOR



Kitchen/ Dining Area

8.11m x 2.88m 26'7" x 9'6"

Living Room

4.74m x 3.88m 15'7" x 12'9"

Study

2.65m x 2.10m 8'8" x 6'11"

FIRST FLOOR



Bedroom 1

3.88m max x 3.03m 12'9" max x 9'11"

Bedroom 2

3.33m x 3.09m max 10'11" x 10'2" max

Bedroom 3

3.66m x 3.03m max 12'0" x 10'0" max

Bedroom 4

3.28m max x 2.75m 10'9" max x 9'0"

Plots: 85, 87, 107, 108 & 110

The floorplans depict a typical layout of this housetype. For exact plot specification, details of external and internal finishes, dimensions, window locations and floorplan differences consult your sales executive. All dimensions are + or - 50mm and floorplans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. Please speak to our sales executives regarding the tenure of our new homes. Plot specific windows. Window styles vary. 48611 / October 2021

Want to view one of our gorgeous new show homes?
 Find a development and book an online appointment at:

taylorwimpey.co.uk

Taylor Wimpey



STANDARD SPECIFICATIONS *Houses*

BARLEY GRANGE

West Durrington, Worthing,
West Sussex, BN13 3RS

TELEPHONE

01903 255 399

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

General	2-4
Double glazed PVCu windows with multi-point locking	✓
Double glazed PVCu multi-point locking double doors (Plot specific. Please ask for details)	✓
Multi-Locking GRP External Door	✓
PVCu fascia and soffit to suit external materials schedule	✓
White emulsion to walls	✓
Doorbell	✓
Front outdoor light	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Ground floor concrete finish (no latex or screed)	✓
Combination/condensing gas boiler and heating system to radiators	✓

Kitchen

'Symphony' kitchen with a selection of doors, worktops and upstand choices from our 'Standard' range. Upgraded kitchens are available from our optional extras selection which can include larder cupboards and Le Mans carousels, subject to design. Please speak to our sales executive for more information.

1.5 bowl granite composite inset sink in Polar White	✓
Zanussi 'A Rated' built-in double oven (single under counter oven for 2 bedroom homes)	✓
Integrated cooker hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓
Utility with 'Symphony' base unit and worktop choices from our 'Standard Range' and plumbing for appliances (plot specific)	✓

Living room

TV socket and Telecom point	✓
-----------------------------	---

Family room/study	2-4
Telecom point	✓

Bedroom

TV socket to bedroom 1	✓
------------------------	---

Bathroom

Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Splashback tiles to bath and half-height tiling to sanitaryware walls	✓

En suite and shower room (plot specific)

Roca white bathroom suite	✓
Ideal Standard Brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & 'Roman' chrome finish glass shower cubicle	✓
Thermostatic shower	✓

External features

Riven buff slabs – for area refer to landscaping/external works layout	✓
Turf to rear	✓
Power to garage within the curtilage of the property	✓
Outside tap to the rear of the property (excluding coach houses and apartments)	✓
Fencing to garden – refer to landscaping/external works layout	✓

Other features

NHBC warranty against structural defects for a 10-year period following the date of build completion	✓
A range of optional upgrades are available subject to build stage	✓



STANDARD SPECIFICATIONS *Apartments*

BARLEY GRANGE

West Durrington, Worthing,
West Sussex, BN13 3RS

TELEPHONE

01903 255 399

To discover more about options and choices, visit your Touchpoint account or speak to your sales executive.

General	1 & 2
Double glazed PVCu windows with multi-point locking	✓
Double glazed PVCu multi-point locking double doors (Plot specific. Please ask for details)	✓
Sound secure flat entrance door	✓
PVCu fascia and soffit	✓
White emulsion to walls	✓
Audio door entry system	✓
Double electric sockets throughout	✓
Chrome door furniture	✓
White internal doors	✓
Floors to be concrete finish (no latex or screed)	✓
Combination gas boiler & heating system to radiators	✓

Kitchen

'Symphony' kitchen with a selection of doors, worktops & upstand choices from our 'Standard' range. Upgraded kitchens are available from our optional extras selection which can include larder cupboards and Le Mans carousels, subject to design. Please speak to our sales executive for more information.

1.5 bowl granite composite inset sink in Polar White	✓
Zanussi 'A Rated' single under counter oven	✓
Integrated cooker hood	✓
Zanussi 4 burner stainless steel gas hob	✓
Stainless steel splashback	✓
Under cupboard lights to kitchen	✓

Living room

TV socket/Sky enabled & Telecom point	✓
---------------------------------------	---

Bedroom	1	2
TV socket to bedroom 1	✓	✓

Bathroom

Roca white bathroom suite	✓	✓
Ideal Standard brassware	✓	✓
2 rows of tiles to bath and half-height tiling to sanitaryware walls	✓	✓

Apartments with only a single bathroom and no en suite will receive a thermostatic shower over bath as standard with full-height tiling to bath area

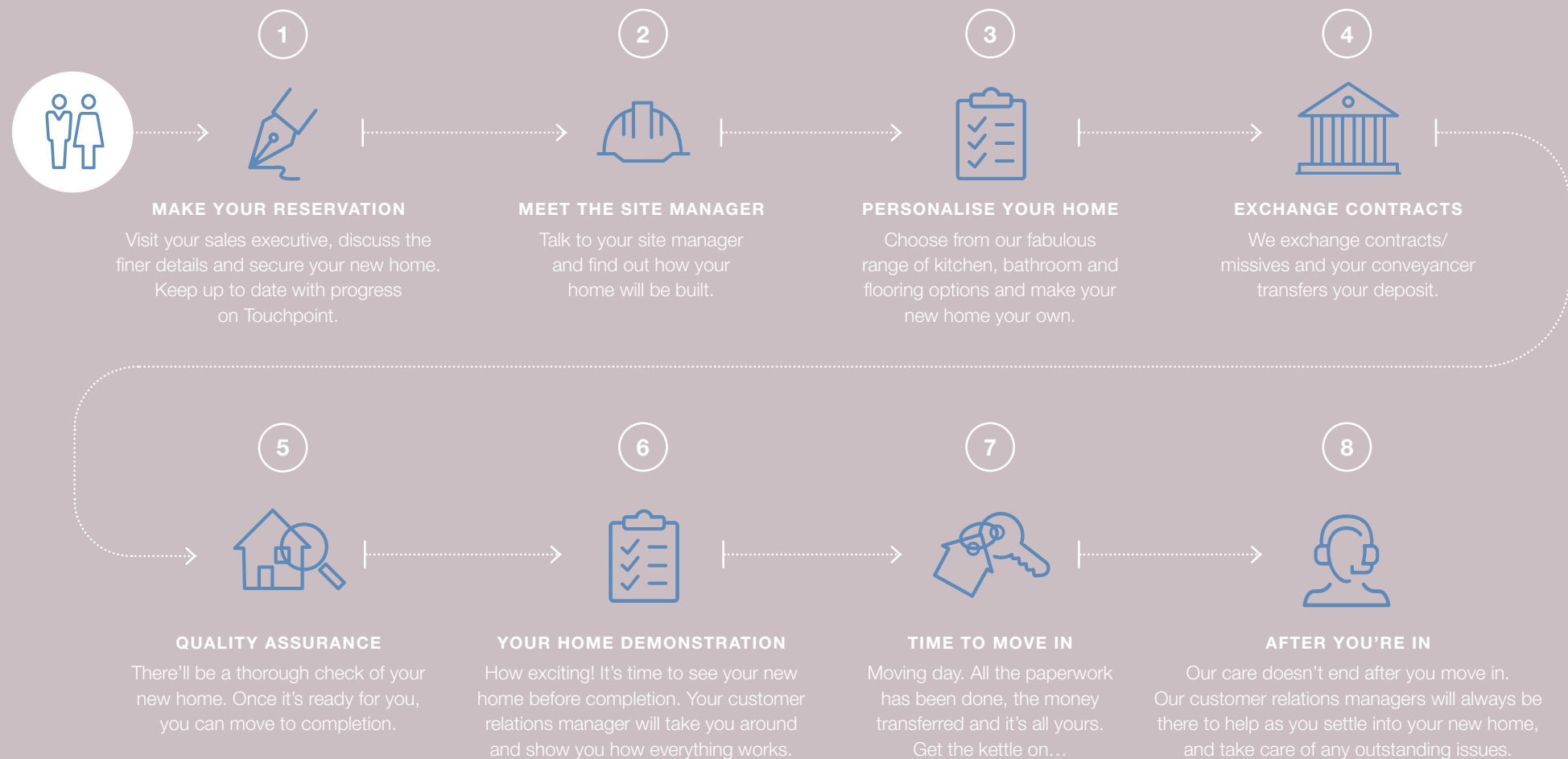
En suite

Roca white bathroom suite	✓
Ideal Standard brassware	✓
Full-height tiling to shower enclosure and half-height tiling to sanitaryware walls	✓
Shower tray & 'Roman' Chrome finish glass shower cubicle	✓
Thermostatic shower	✓

Other features

NHBC warranty against structural defects for a 10-year period following the date of build completion	✓	✓
A range of optional upgrades are available subject to build stage	✓	✓

FROM LOOKING ROUND TO MOVING IN...



Taylor Wimpey

BARLEY GRANGE

West Durrington
Worthing
West Sussex
BN13 3RS

CONTACT US ON

01903 255 399

SATNAV

BN13 3RS

Instagram: #taylorwimpey

Twitter: @TaylorWimpey

Facebook: taylorwimpey

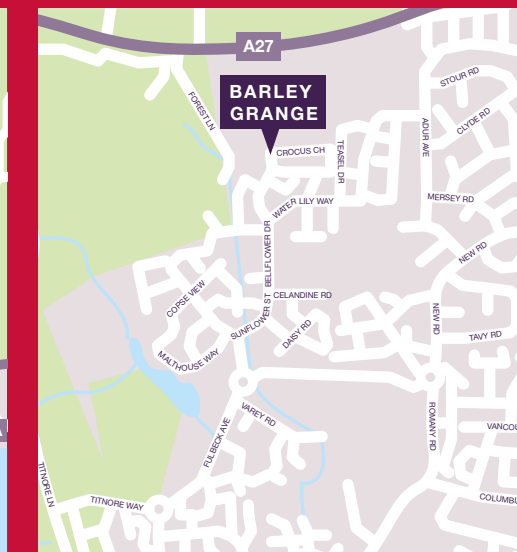
taylorwimpey.co.uk

FROM FINDON, A24 (NORTH):

- Follow A24 south for 2 miles
- At the roundabout, take the 4th exit onto Crockhurst Hill/A27
- Turn left onto Half Moon Lane and then right onto Salvington Road
- At the next two roundabouts, continue straight
- After Tesco turn left, continue to roundabout and take 2nd exit onto Cornfield Way
- Turn right onto Sunflower Street and continue onto Bellflower Drive
- Turn left to stay onto Bellflower Drive, after 0.1 miles the sales office will be on your left

FROM A27 (WEST):

- Head east on Arundel Road/A27
- Use the left lane to take the A280 slip road to Horsham/London/A24/West Worthing/A2700
- At the roundabout, take the 4th exit onto A280
- At the roundabout, take the 1st exit onto Titnore Lane/A2700 and then turn left onto Titnore Way
- Take the 1st exit over four roundabouts, finally onto Cornfield Way
- Turn right onto Sunflower Street and continue onto Bellflower Drive
- Turn left to stay onto Bellflower Drive, after 0.1 miles the sales office will be on your left



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 48610 / October 2021.