



20 Coppice Road, Worthing, BN13 3FX  
Asking Price £410,000

and company  
**bacon**  
Estate and letting agents



Four bedroom semi-detached home situated within the Saxons Plain development. This home is set over three floors and briefly comprises; open plan kitchen/lounge/diner on the ground floor, downstairs W/C, two good sized bedrooms on the first floor, family bathroom, two generous double bedrooms on the second floor with one benefiting from an en-suite shower room. Externally the property has two tandem parking spaces, southerly aspect rear garden and is ideally situated close to the central green space.

- Semi Detached House
- Four Bedrooms
- Two Parking Spaces
- Open Plan Kitchen/Lounge/Diner
- Southerly Aspect Rear Garden
- Downstairs W/C
- Built in 2017
- Close to Amenities and Bus Routes





### Entrance Hall

Patterned tile flooring. Double glazed window. Levelled ceiling with pendant light. Stairs to first floor.

### Downstairs W/C

1.96 x 1.67 (6'5" x 5'5")  
Downstairs W/C / utility room. Tiled flooring. Toilet. Wash hand basin. Radiator. Washing machine. Boiler.

### Kitchen/Lounge/Diner

4.34 x 6.57 (14'2" x 21'6")  
Tiled flooring. Roll edge worktop. Range of base & wall mounted white high gloss cabinets. Double Oven. Gas Hob. Extractor fan. 1.5 bowl sink with drainer. Full sized dishwasher. Fridge/Freezer. Spotlights. Space for dining area and sofa. French doors to garden.

### Stairs to First Floor

### Bedroom Two

4.19 x 4.34 (13'8" x 14'2")  
Double bedroom. Currently used as additional lounge

space. Carpet. Radiator. TV point. Levelled ceiling with pendant light. Juliet balcony.

### Bedroom Four

2.43 x 2.79 (7'11" x 9'1")  
Carpet. Levelled ceiling with pendant light. Radiator. Double glazed window. TV point.

### Family Bathroom

2.06 x 1.92 (6'9" x 6'3")  
Tiled flooring. Dual flush toilet. Floating wash hand basin. Bath with riser rail shower above. Spotlights. Extractor fan.

### Stairs To Second Floor

### Bedroom One

4.20 x 4.33 (13'9" x 14'2")  
Generous double bedroom. Carpet. Levelled ceiling with pendant light. Two double glazed windows. Radiator. Double fitted wardrobe. Access to loft hatch. Thermostat.

### En-Suite

1.50 x 2.14 (4'11" x 7'0")  
Tiled flooring. Dual flush toilet. Floating wash hand basin. Large shower cubicle with sliding glass door. Riser rail shower. Spotlights. Extractor fan.

### Bedroom Three

2.85 x 4.35 (9'4" x 14'3")  
Double bedroom. Carpet. Dual aspect by way of three double glazed windows. Levelled ceiling with pendant light. Radiator.

### Garden

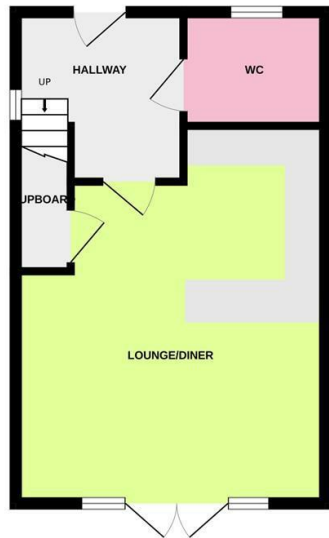
Good size rear garden. Southerly aspect. Paved patio. Laid to lawn.

### Parking

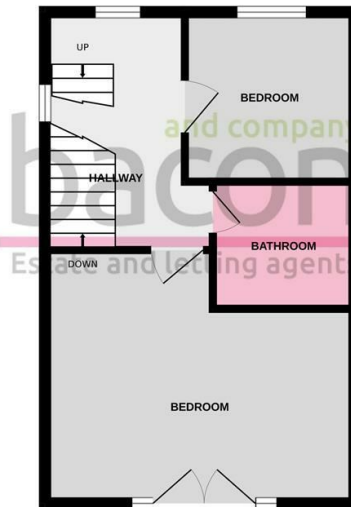
Two tandem parking spaces located next to the property.



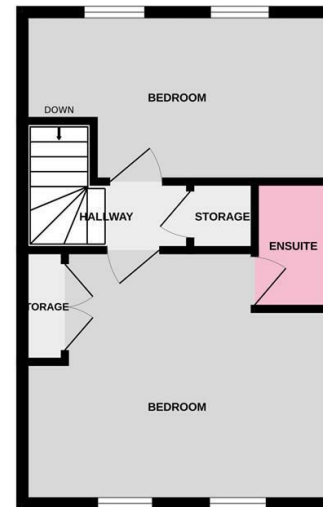
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (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<br>2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

