



Copthorne Hill Worthing BN13 2EQ  
Guide Price **£475,000**





Three bedroom detached bungalow with southerly lounge, sun room, extended dining area, fitted kitchen and bathroom. Utility room and garage store add practical space. Ample off-road parking and south-facing rear garden situated in a peaceful setting and being sold chain free.



Property details: Kennet Close | Worthing



# Key Features

- Detached Bungalow
- Three Bedrooms
- Lounge
- Sunroom
- Extended Dining Room
- Fitted Kitchen
- Utility Room and Garage Store
- South Facing Rear Garden
- Ample Parking
- Chain Free



**3 Bedrooms**



**1 Bathroom**



**3 Reception Rooms**

## INTERNAL

Porch into a welcoming entrance hall with both cloaks and airing cupboards provides practical storage. The lounge enjoys a southerly aspect, flooding the room with natural light, and features sliding doors that lead into a delightful sun room—a charming addition offering serene views over the rear garden. This tranquil space also provides access to a utility room and a garage store, adding to the home's functionality. The lounge opens into a study area, ideal for home working or quiet reading, which then flows into the extended dining area—a bright and airy space with a dual aspect and plenty of room for a full-size dining table and chairs, perfect for entertaining. The fitted kitchen is well-proportioned, offering a comprehensive range of units, a mid-level oven with grill above, a gas hob, and space for further appliances—providing both form and function for daily life.

The property boasts three bedrooms: two are doubles positioned at the front of the home, while the third sits to the side—ideal as a guest room or study. The family bathroom is fully fitted with a panelled bath, step-in shower, wash hand basin, and WC, offering flexibility for modern living.

## EXTERNAL

Set back from the road, the home benefits from a block-paved driveway providing ample off-road parking and access to the garage store. A side path leads to the delightful south-facing rear garden, which is a real sun trap. The garden features a patio area, perfect for outdoor dining or relaxing, a neat lawn, and mature shrub borders that add colour and texture throughout the seasons.

## SITUATED

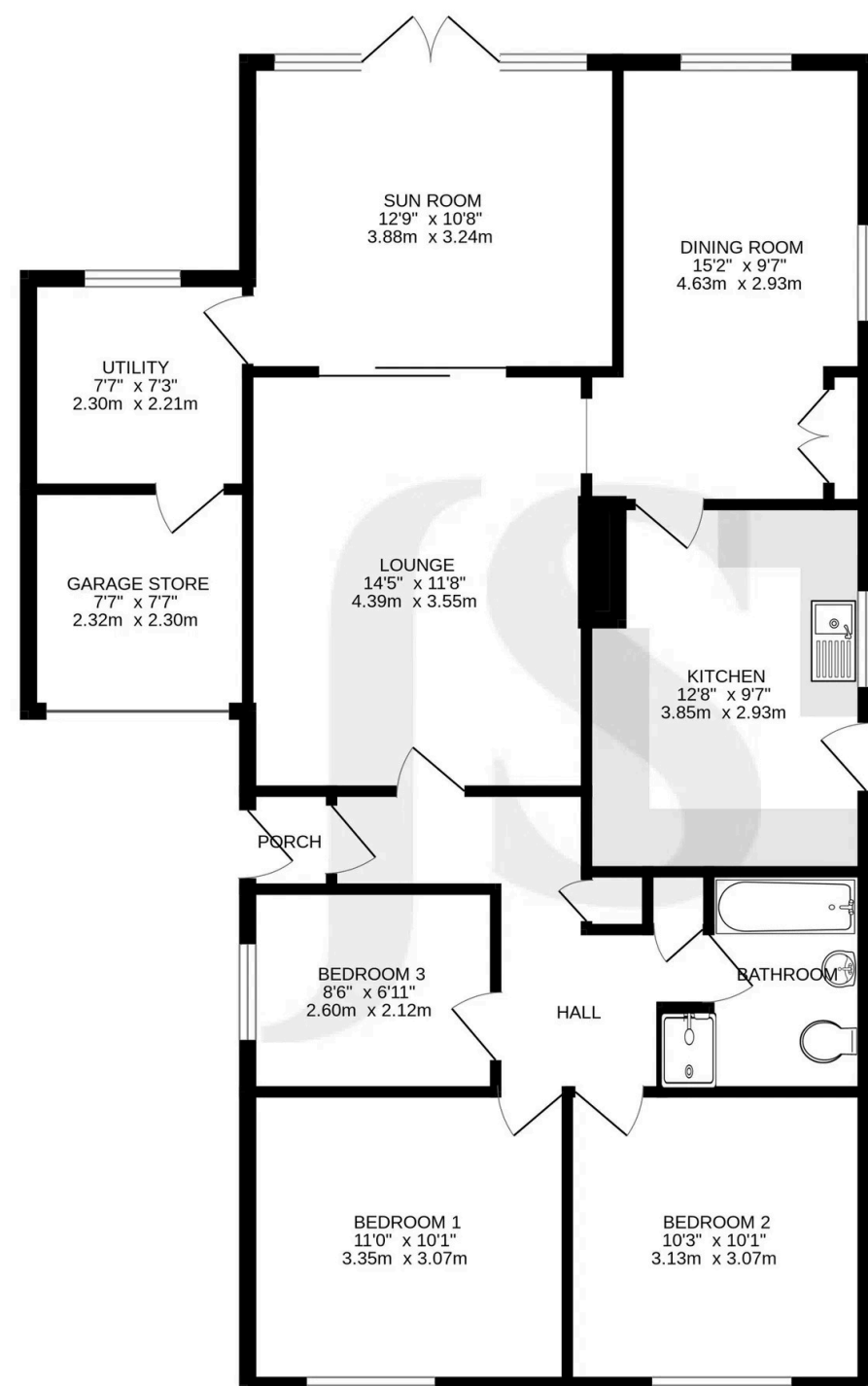
Close proximity to the local amenities on Selden Parade and a local pub or on Salvington Road are more shops and ample transport links. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away. The nearest station is Durrington on Sea which is approximately two miles away. Bus services run nearby.



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## GROUND FLOOR



## Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.