

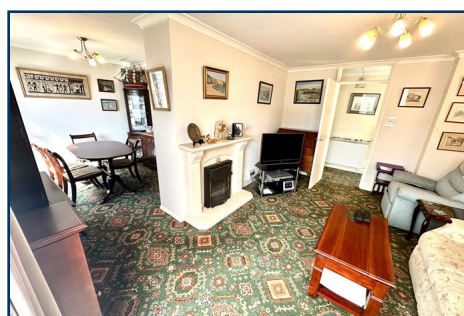


IAN WATKINS
Estate Agents

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Copthorne Hill, Worthing, West Sussex, BN13 2EQ

SPACIOUS 3 BED DET BUNGALOW IN FAVOURED LOCATION & SOUTH FACING GARDEN

- Three Bedrooms
- South Facing Lounge
- 12'6" Conservatory
- Shower Room/WC
- Secluded South Rear Garden
- Driveway for 3/4 cars & Garage
- Double Glazed & Gas Heating
- No Ongoing Chain

£399,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached bungalow in the favoured area on Offington borders, close to local shops and bus services. The accommodation features South facing lounge, dining room, conservatory, kitchen and shower room/WC. Outside there is a South facing rear garden, large driveway and garage. Further features include double glazing, gas heating and no ongoing chain. Viewing highly recommended.

Accommodation in brief comprises:

DOUBLE GLAZED DOOR TO -

ENTRANCE PORCH

Further glazed door to -

ENTRANCE HALL

Wall mounted meter cupboard, radiator, telephone point, cloaks cupboard with hanging rail and shelving, textured ceiling, glazed door to -

SOUTH FACING LOUNGE - 4.65m x 3.53m (15' 3" x 11' 7")

With fitted coal effect electric fire with attractive fire surround, radiator, coved and textured ceiling, opening to dining room and sliding patio doors to conservatory.

DINING ROOM - 2.62m x 2.62m (8' 7" x 8' 7")

Double glazed window, radiator, coved and textured ceiling, serving hatch to kitchen.

CONSERVATORY - 3.81m x 2.34m (12' 6" x 7' 8")

Double glazed windows and double glazed sliding patio doors leading to the feature secluded South facing rear garden.

KITCHEN - 2.95m x 2.59m (9' 8" x 8' 6")

Excellent range of cupboards comprising inset single drainer stainless steel sink unit with mixer tap and cupboard under, roll top work surface adjacent with space and plumbing for washing machine, space for dishwasher, base level cupboard and eye level cupboards over, fitted double oven, fitted Bosch oven with cupboards over and under, further roll top work surface with cupboards and drawers under, eye level cupboards over, 4-ring gas hob with concealed extractor over, radiator, part tiled walls, serving hatch to dining room, double glazed window, double glazed door giving access to the side of the property with handy covered area which leads to the back garden and garden gate which leads to the front of the property.

INNER HALL

Hatch to roof space with pull down loft ladder, built-in linen cupboard, wall mounted thermostat control, textured ceiling.

BEDROOM ONE - 3.51m x 3.05m (11' 6" x 10')

Double glazed window, range of fitted wardrobes, radiator, coved and textured ceiling.

BEDROOM TWO - 3.07m x 3m (10' 1" x 9' 10")

Double glazed window, range of fitted wardrobes, radiator, coved and textured ceiling.

BEDROOM THREE - 2.62m x 2.18m (8' 7" x 7' 2")

Double glazed window, radiator, coved and textured ceiling.

SHOWER ROOM/WC

Modern white suite with fitted Mira shower and shower screen, wash hand basin with cupboards under, low level WC, heated towel rail, frosted double glazed window, part tiled walls.

OUTSIDE

SOUTH FACING REAR GARDEN

The South facing rear garden is a particular feature of the property and offers a high degree of seclusion, mainly laid to shaped lawn surrounded by plant, tree and shrub borders with internal plant borders, greenhouse, paved patio area to the front of the garden, personal door to the garage.

BRICK INLAY DRIVEWAY

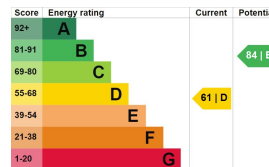
With room for 3/4 cars, leading to -

GARAGE

With up and over door.

FRONT GARDEN

Paved central area surrounded by plant and shrubs and hedging.



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS

OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.