



## Worsell Drive, Copthorne, RH10 3YR

Nestled in the charming village of Copthorne, Worsell Drive presents an exceptional opportunity to acquire a newly built detached house, completed in 2023. This modern residence offers no onward chain and boasts a generous living space of 1,367 square feet, thoughtfully designed to cater to contemporary family living.

The property features two inviting reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is undoubtedly the fitted kitchen, which combines style and functionality, making it an ideal space for culinary enthusiasts. Additionally, the house comprises four well-proportioned bedrooms, providing ample accommodation for families or those seeking extra space for guests or a home office.

The master bedroom benefits from an en suite shower room, offering a private retreat for the homeowners. The remaining bedrooms are versatile and can be adapted to suit various needs, whether that be children's rooms, guest accommodations, or a study.

Outside, the enclosed rear garden provides a safe and serene environment for outdoor activities, while also leading to a garage for convenient storage or parking. The property's location offers easy access to the M23 motorway, making it an excellent choice for commuters seeking a balance between village life and connectivity to larger urban areas.

***Offers In Excess Of £595,000 Freehold***

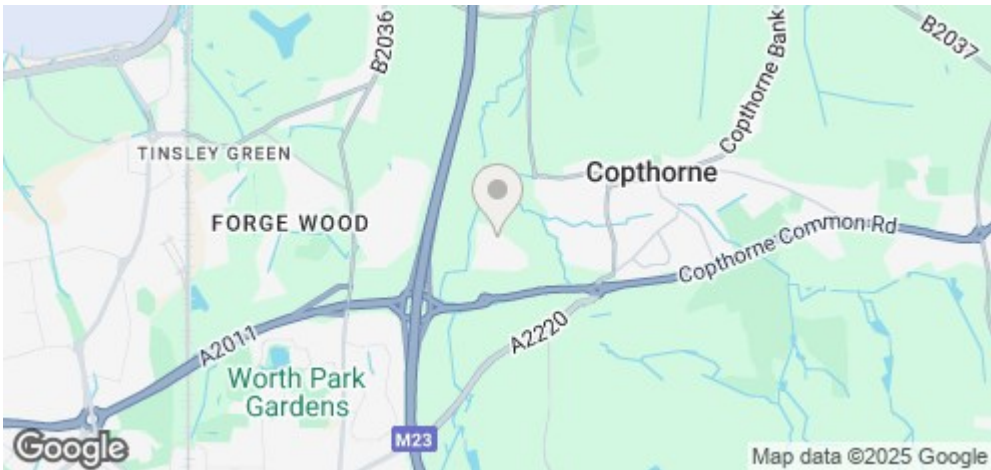
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- NO CHAIN
- Kitchen / Dining Room
- Access to M23 motorway
- 4 Bedrooms
- En Suite Shower
- Lounge
- Rear Garden & Garage

Entrance Hall	En Suite Shower Room
Cloakroom Utility Room	Bedroom 2
Lounge	10'9" x 10'1" (3.29 x 3.08)
15'6" x 12'9" (4.73 x 3.89)	Bedroom 3
Kitchen	12'0" x 10'0" (3.66 x 3.05)
13'5" x 10'6" (4.10 x 3.21)	Bedroom 4
Dining Room	10'9" x 8'11" (3.28 x 2.72)
13'1" x 9'6" (4.01 x 2.90)	Family Bathroom
Study	Outside
8'7" x 6'9" (2.62 x 2.08)	Rear Garden
Stairs to first floor Landing	Garage & Driveway
Bedroom 1	
12'6" x 12'0" (3.83 x 3.68)	

Council Tax Band: F





Floor Plan



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