# Robert Luff & co

## Coppice Road, Worthing

Freehold - Offers Over £400,000





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#### **Description**

We are delighted to bring to market, this three story semi detached house in popular Coppice Road. The property is close to local shops, supermarket, playing fields, schools and local transport. Set over three floors there are 4 bedrooms (or could be arranged as 3 with 2 receptions) with the master being en suite, and a family bathroom. The kitchen/breakfast room is fully fitted with modern units, and a separate utility room. There is also the breakfast/dining area with patio doors, opening up to a south facing rear garden. Being mainly laid to lawn, there is also a shed and further patio area for outside dining. There is off road parking. The property is double glazed and gas fired central heated. Viewing is highly recomended by calling the Goring office on 01903 331567.

#### **Key Features**

- 4 Bedrooms
- Kitchen/Breakfast Room
- Off Road Parking
- Double Glazed
- EPC TBC

- Semi-Detached
- South facing Rear Garden
- Master Bedroom with ensuite
- Council Tax band D

















#### **Entrance Hall**

Utility Room 1.96 x 1.67 (6'5" x 5'5")

Kitchen/Family Room 4.34 x 6.57 (14'2" x 21'6")

First Floor Landing

Lounge/Bedroom 4.19 x 4.34 (13'8" x 14'2")

Bedroom 2.43 x 2.79 (7'11" x 9'1")

Bathroom 2.06 x 1.92 (6'9" x 6'3")

**Second Floor Landing** 

Bedroom 4.20 x 4.33 (13'9" x 14'2")

En-Suite 1.50 x 2.14 (4'11" x 7'0")

Bedroom 2.85 x 4.35 (9'4" x 14'3")

Rear Garden

South facing, patio area, side access

**Front Garden** 

Parking for multiple cars, side access to rear garden

Off Road Parking Private Driveway





### Floor Plan Coppice Road

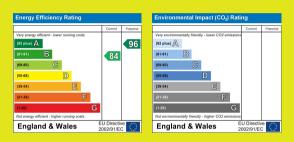


Total area: approx. 108.9 sq. metres (1172.7 sq. feet)

## robertluff.co.uk

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