



19 Copthorne Hill, Worthing, BN13 2EH
Guide Price £375,000

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A two bedroom semi detached bungalow situated within a popular road forming part of the Savlington catchment area, close to local shops, amenities and bus services. The accommodation consists of a reception hall, lounge, conservatory, kitchen, two bedrooms, bathroom/w.c, private driveway, front and rear gardens.

- Semi Detached Bungalow
- Two Bedrooms
- Double Glazed Windows
- Gas Central Heating
- Re-Fitted Kitchen in 2022
- Private Driveway
- Secluded West Rear Garden
- No Onward Chain





Reception Hall

3.28m x 1.98m max (10'9 x 6'6 max)

Accessed via a part obscure glass double glazed front door. Radiator. Central heating thermostat. Textured ceiling with access to loft space. Built-in airing cupboard.

Lounge

3.63m x 3.23m (11'11 x 10'7)

East aspect via a leaded light double glazed bay window. Fireplace having a raised hearth, brick surround and mantle over. Radiator. Coved and textured ceiling.

Conservatory

3.38m x 2.74m (11'1 x 9'0)

Dual aspect via South and West facing double glazed windows. Pitched glazed roof. Wood laminate flooring. Two wall light points. Double glazed French doors to the rear garden.

Kitchen

3.81m x 2.69m (12'6 x 8'10)

Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Four ring hob with extractor hood over and fitted oven and grill below. Integrated fridge. Additional appliance spaces. Radiator. Part tiled walls. Wood effect vinyl flooring. West and South aspect double glazed windows. Coved and textured ceiling. Double glazed door to rear garden.

Bedroom One

4.88m into bay x 3.20m (16'0 into bay x 10'6)

West aspect via double glazed French doors to the conservatory. Radiator. Coved and textured ceiling.

Bedroom Two

2.72m x 2.72m (8'11 x 8'11)

East aspect via leaded light double glazed windows. Radiator. Built-in meter cupboard. Coved and textured ceiling.

Bathroom/W.C

2.08m x 1.68m (6'10 x 5'6)

Fitted suite comprising of a panelled bath having mixer taps and twin hand grips. Pedestal wash hand basin. Low-level WC. Radiator. Tiled walls. Textured ceiling. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Brick block paved to provide offstreet parking. Gate providing side access to rear garden.

Front Garden

Raised and brick edged flower and shrub bed.

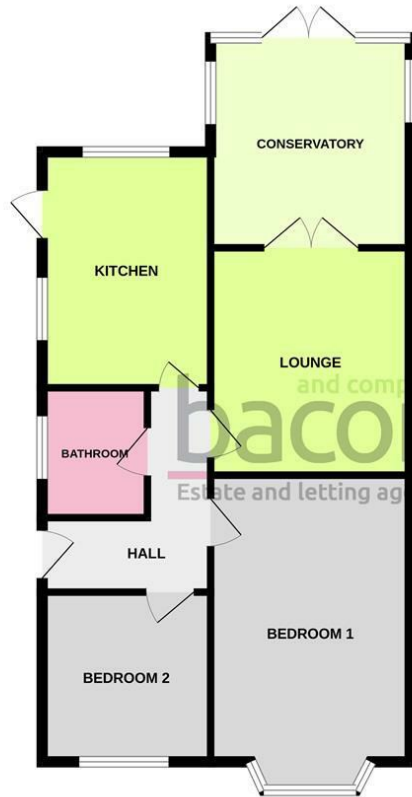
Rear Garden

West facing with the majority of area being laid to lawn with well stocked flower and shrub borders and beds. Wooden storage shed. Paved pathway to the rear of the garden. Outside water tap.

Council Tax

Council Tax Band C

GROUND 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 misstatement. 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) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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



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