



Copthorne Hill, Worthing, BN13 2EQ

Guide Price **£500,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Detached Bungalow
- Three Bedrooms
- Spacious Hallway
- Kitchen/Diner
- Sunroom
- Wet Room Shower
- Well Presented
- Off Road Parking
- Integral Garage
- Good Sized Front & Rear Gardens

Situated in the Copthorne Hill area, this well-presented detached three-bedroom bungalow offers spacious and versatile single-storey living. Featuring a bright living room with sunroom, a generous kitchen/dining room, three well-proportioned bedrooms, a wet room, integral garage, ample off-road parking and secluded rear garden.



Floor Area: 1109 SqFt



INTERNAL

A welcoming and spacious entrance hallway immediately creates a wonderful sense of light and space, with access to a large storage cupboard, the integral garage, and a door leading to the rear garden for added convenience.

The impressive living room is a real focal point of the home, flooded with natural light from two striking ceiling lanterns and featuring sliding patio doors that open into a delightful sunroom. This additional reception space offers a tranquil spot to relax while enjoying views over the garden throughout the changing seasons.

The generous kitchen/dining room is well equipped with a comprehensive range of base and wall-mounted units complemented by ample worktop space. Integrated appliances include a five-ring hob with oven below, while there is space for a fridge/freezer and washing machine. The dining area enjoys direct access to the garden, creating an ideal space for both everyday living and entertaining.

An inner hallway leads to the bedroom accommodation, providing excellent separation from the main living areas. There are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, offering practical storage solutions. The accommodation is served by a well-appointed wet room. A loft hatch with fitted ladder provides easy access to the loft space, offering additional storage potential.

EXTERNAL

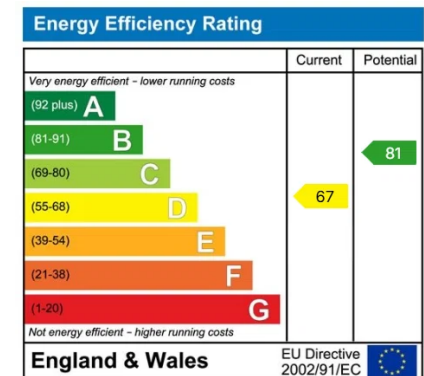
To the front of the property, a driveway provides ample off-road parking and leads to the integral garage. The front garden is mainly laid to lawn, creating an attractive approach to the property.

The secluded rear garden is a particular feature, offering a wonderful degree of privacy. Thoughtfully landscaped with patio seating areas, well-maintained lawns, and an attractive selection of mature shrubs and planting, it provides the perfect setting for outdoor dining, entertaining, or simply relaxing in peaceful surroundings.

SITUATED

The property is situated on the borders of Offington within close proximity to the local amenities on Salvington Road; with shops, pubs and local park nearby. Also Findon Valley parade with GP surgery and Thomas a Becket amenities are not far. Bus routes close and main A27 & A24 roads. Worthing Town Centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities are approximately 2 1/2 miles away. The nearest train station is West Worthing which is just over a mile away.





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