



IAN WATKINS
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Copthorne Hill, Worthing, West Sussex, BN13 2EQ

A SPACIOUS 3 BED DET BUNGALOW IN POPULAR LOCATION - NO ONWARD CHAIN

- Three Bedrooms
- South Facing Lounge
- South Facing Dining Room
- Shower Room/WC
- Double Glazed
- Gas Heating
- Secluded Rear Garden
- Driveway & Garage

£419,995 FREEHOLD

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this three bedroom detached bungalow in a popular location, with local shops close by, also bus services. The accommodation features South facing lounge and dining room, kitchen, shower room/WC. Outside there is a secluded rear garden, front garden, long private driveway and garage. Further features include double glazing and gas heating. Internal viewing recommended.

Accommodation in brief comprises:

COVERED ENTRANCE

Double glazed front door to -

ENTRANCE HALL

Meter cupboard, radiator, coved and textured ceiling, cloaks cupboard with hanging rail and shelf, door to -

LOUNGE - 4.42m x 3.51m (14' 6" x 11' 6")

Double glazed South facing window, radiator, coal effect gas fire with wooden surround, tiled hearth and inset, coved and textured ceiling, opening to -

DINING ROOM - 2.64m x 2.62m (8' 8" x 8' 7")

Double glazed South facing window, radiator, coved and textured ceiling, door to -

KITCHEN - 3.1m x 2.64m (10' 2" x 8' 8")

With single drainer stainless steel sink unit with cupboards under, roll top work surface with cupboards and drawers under and eye level cupboards over, gas cooker point and space for cooker, space for fridge freezer, cupboard which houses the gas fired boiler which supplies domestic hot water and central heating, part tiled walls, double glazed window, double glazed door giving access to the side of the property, textured ceiling.

FROM THE ENTRANCE HALL, DOOR LEADING TO INTERNAL HALL

With hatch to roof space with pull down ladder, airing cupboard with hot water tank and slatted shelving over.

BEDROOM ONE - 3.48m x 3.07m (11' 5" x 10' 1")

Double glazed window overlooking the rear garden, radiator, textured ceiling.

BEDROOM TWO - 3.07m x 3.05m (10' 1" x 10')

Double glazed window overlooking the rear garden, radiator, textured ceiling.

BEDROOM THREE - 2.54m x 2.18m (8' 4" x 7' 2")

Double glazed window, radiator, textured ceiling.

SHOWER ROOM/WC

Comprising shower with Mira shower unit, shower curtain and rail, low level WC, wash hand basin inset into tiled display surface with cupboard under, radiator, tiled walls, frosted double glazed window, textured ceiling, extractor.

OUTSIDE

REAR GARDEN

The rear garden is mainly laid to lawn, offering almost complete seclusion, borders, small garden shed, access down one side with outside water tap, gate giving access to the front of the property.

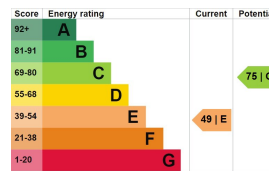
FRONT GARDEN

The front garden is laid to lawn.

PRIVATE DRIVEWAY LEADING TO -

GARAGE

With up and over door.



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.