



Worsell Drive, Copthorne

Guide Price £400,000 – £430,000

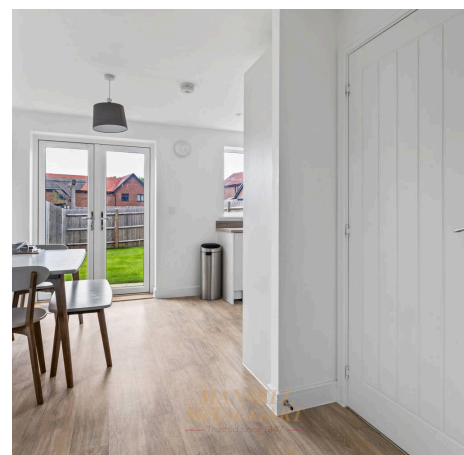
**MANSELL
McTAGGART**
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- A spacious and well-designed three-bedroom terrace family home
- Built by Taylor Wimpey to their popular Byford design, located in this sort of development with additional upgrades
- Light and airy entrance hall, spacious cloakroom which could be used as a utility room, living room, large kitchen/dining room overlooking rear garden
- Master bedroom with en-suite, two further bedrooms, bathroom
- Off-street parking for two cars with rear access to a well-maintained east-facing rear garden
- No chain
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

An exceptional and beautifully presented three-bedroom terraced residence, constructed by Taylor Woodrow to their highly regarded Byford design, set within the prestigious and sought-after enclave of Heathy Wood. This refined home combines contemporary comfort with elegant styling, featuring a state-of-the-art digital heating system and sophisticated light oak vinyl flooring throughout.



Ideally positioned for modern living, the property offers excellent connectivity to the M23, Gatwick Airport, and central London, while also enjoying immediate access to picturesque walks through Copthorne Golf Course and the surrounding West Sussex countryside.

Upon entry, a welcoming and immaculately presented hallway sets the tone, complete with a discreet storage cupboard for added practicality. The elegant living room is bathed in natural light from a striking front-facing picture window, creating a serene and inviting space ideal for both relaxation and entertaining.



To the rear, the heart of the home unfolds into a stunning open-plan kitchen and dining area. Thoughtfully designed, the kitchen is appointed with high-quality integrated appliances, including a gas hob, double oven, washing machine, and dishwasher, complemented by sleek work surfaces and a contemporary sink unit. The dining space comfortably accommodates a four-seater table and flows seamlessly through patio doors onto the beautifully maintained east-facing garden—perfect for al fresco dining and summer gatherings.

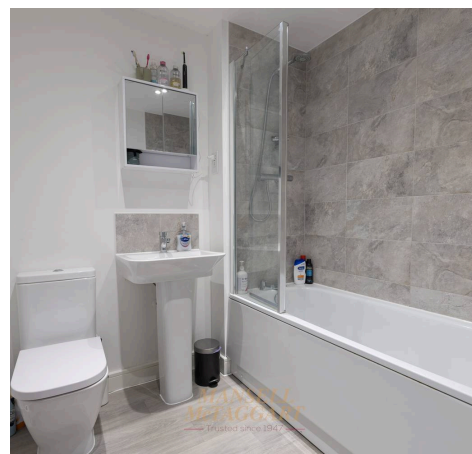
The ground floor is further enhanced by a generously proportioned cloakroom, finished to a high standard and offering additional flexibility as a potential utility space.

Ascending to the first floor, the property continues to impress with three well-appointed bedrooms. The principal suite provides a private retreat, complete with a stylish en-suite. The remaining bedrooms are served by a modern and tastefully designed family bathroom, featuring a panel bath with shower and screen, wash hand basin, and WC.

Externally, the property benefits from two private parking spaces and a landscaped rear garden, predominantly laid to lawn with a refined patio area, all enclosed by elegant wooden panel fencing—offering both privacy and tranquillity.

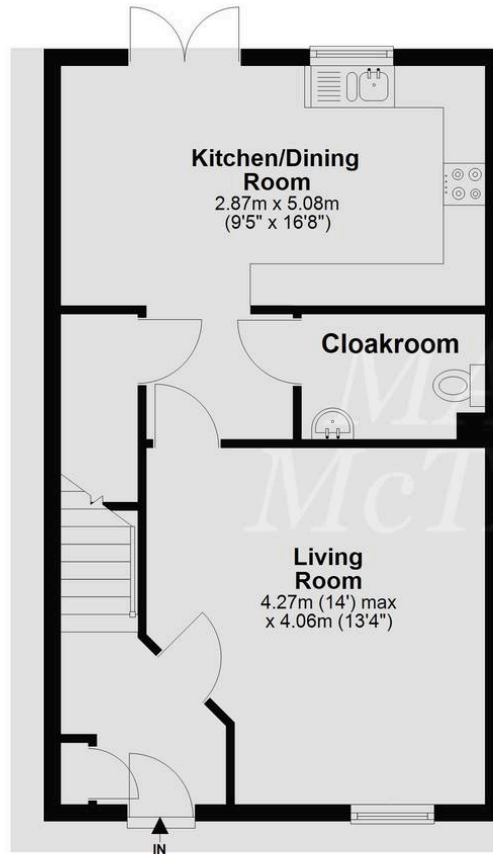
Agents Note.

There is an annual service charge of £400.00. This information should be confirmed by your solicitor.



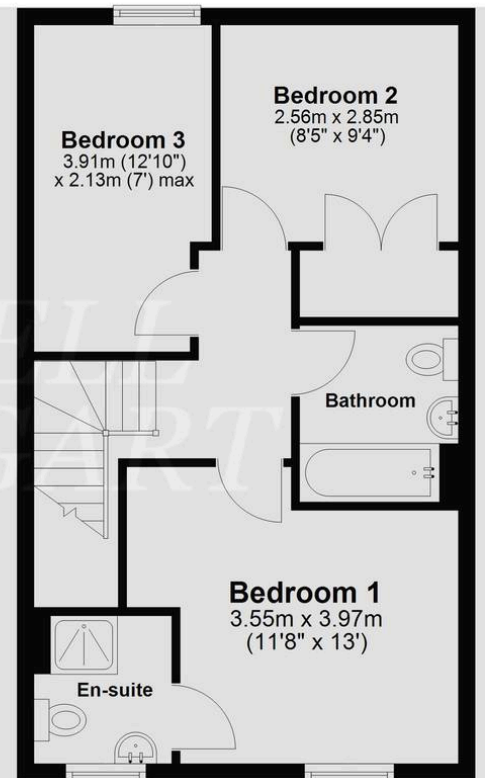
Ground Floor

Approx. 45.0 sq. metres (484.3 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.1 sq. feet)



Total area: approx. 89.8 sq. metres (966.4 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.

Plan produced using PlanUp.

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