



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Copthorne Hill, Worthing, West Sussex, BN13 2EH

**A VERSATILE 2/3 BEDROOM SEMI-DETACHED BUNGALOW WITH OFF ROAD PARKING**

- Two/Three Bedrooms
- 2nd Lounge & Sep Dining Rm
- Modern Fitted Kitchen
- Feature Shower Rm/WC
- Gas Heating
- Double Glazed
- Feature Secluded Rear Garden
- Off Road Parking for 2 Cars

**£355,950 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer for sale this versatile two/three bedroom semi-detached bungalow in the favoured local on Offington borders, close to local shops. The accommodation features lounge/bedroom two, two further bedrooms, second lounge, separate dining room, modern kitchen, feature modern fitted shower room. Outside there is a feature secluded rear garden and off road parking at the front for 2 cars. Further features include gas heating and double glazing. Internal viewing recommended.

Accommodation in brief comprises:

### **COVERED ENTRANCE**

Double glazed front door to -

### **ENTRANCE HALL**

Wooden laminate flooring, radiator, cupboard housing the gas fired boiler which supplies domestic hot water and central heating.

### **LOUNGE/BEDROOM TWO - 4.88m x 3.05m (16' x 10')**

Double glazed bay window, radiator, chimney breast with inset cast iron log burner with slate hearth, coved and textured ceiling, TV point.

### **BEDROOM THREE - 2.74m x 2.69m (9' x 8' 10")**

Double glazed window, radiator, coved and flat ceiling.

### **BEDROOM ONE - 3.66m x 3.3m (12' x 10' 10")**

Radiator, coved and textured ceiling, glazed panelled double doors leading to -

### **SECOND LOUNGE - 4.42m x 3.66m (14' 6" x 12')**

Maximum measurements. With wooden laminate flooring, radiator, double glazed sliding patio doors leading to the secluded feature rear garden, glazed panelled double doors leading to -

### **DINING ROOM - 3.12m x 2.01m (10' 3" x 6' 7")**

Double glazed window, wooden laminate flooring, radiator, coved and flat ceiling.

### **KITCHEN - 3.3m x 2.74m (10' 10" x 9')**

Maximum measurement. Excellent range of modern fitted units comprising inset 1 1/2 bowl stainless steel sink unit with mixer tap and cupboard under, roll top work surface adjacent, space and plumbing for washing machine, space for tumble dryer or dishwasher, space for tall fridge/freezer, further roll top work surface with cupboards and drawers under, eye level cupboards over, fitted oven with 4-ring Hotpoint hob with stainless steel splashback, heated towel rail, wooden laminate flooring, double

glazed window, double glazed door giving access to the side and rear garden.

### **FEATURE MODERN FITTED SHOWER ROOM/WC**

With step-in shower with shower unit and screen, wash hand basin with cupboard under, close coupled low level WC, heated towel rail, tiled flooring, part tiled walls, frosted double glazed window, coved and textured ceiling.

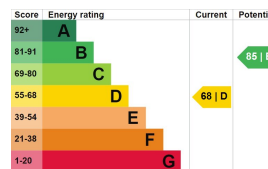
### **OUTSIDE**

#### **FEATURE SECLUDED REAR GARDEN**

The rear garden is a particular feature of the property, laid to lawn with flower, plant and shrub borders, paved C shaped patio area, garden shed, access on one side of the property via a garden gate leading to the front of the property.

#### **FRONT GARDEN**

Off Road Parking for two cars. With plant, hedge and shrub surround borders.



**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

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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.