



Coppice Road, Worthing, BN13 3FX  
Offers Over £500,000







A beautifully presented and attractive semi-detached house, positioned on the popular modern built Saxons Plain development. Boasting four bedrooms, a family bathroom, ensuite shower room, lounge, kitchen/diner and ground floor WC. Beautifully landscaped front & rear garden, garage, off road parking for two cars.





# Key Features

- A Three Storey Semi-Detached House
- 21ft Primary Bedroom & Ensuite Shower Room
- Three Further Bedrooms & Family Bathroom
- Modern Kitchen/Breakfast Room
- 17ft Lounge With Patio Doors
- Garage in Compound
- Landscaped Front & Rear Gardens
- Off Road Parking For Two Vehicles
- Garage With Electric Roller Door



**2 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

## INTERNAL

Constructed in 2017, this Bovis built home offers the remainder of the NHBC warranty. The front door leads to the hallway with access to a storage cupboard and all downstairs rooms. The 17ft lounge is to the rear of the property with fitted blinds, an under stairs storage cupboard, patio doors offering access to the rear garden and fitted air conditioning. The modern kitchen/breakfast room has a bay window and comprises of white gloss storage cupboards and drawers with an inset stainless steel sink and drainer; integrated appliances include eye level oven and grill, gas hob with extractor fan over, fridge/freezer, washing machine and dishwasher and there is ample space for a family dining table. From the hall is a downstairs cloakroom. To the first floor are two double bedrooms, both benefitting from electric blinds, shutters and air conditioning. The fourth bedroom is currently being used as a home office but would make a generous single bedroom and also benefits from fitted blinds & air conditioning. The first floor bedroom shares a family bathroom comprising bath with shower over and fitted glass shower screen, WC and hand basin. To the second floor is the generous dual aspect master bedroom which benefits from fitted mirrored wardrobes, blackout blinds and an ensuite shower room with large walk in shower, WC and hand basin. The airing cupboard is accessible from the landing.

## EXTERNAL

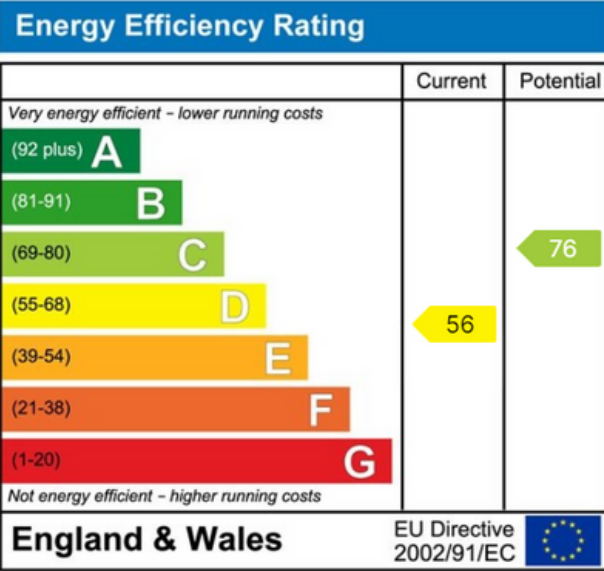
The property boasts beautifully landscaped gardens and the front has been laid to artificial lawn with hedge borders and a paved patio; there is off road parking for at least two cars leading to the garage with pitched roof and roller door. The garage has been separated internally offering storage to the front of the garage and a utility/home gym to the rear; there is a personal door leading to the garden. The rear garden has been laid to artificial lawn with a generous paved seating area with an electric awning; there are fenced boundaries and a shed.

## SITUATED

within the popular new Saxons Plain development site just off Fulbeck Avenue. The property provides easy access to the A27 and A259, and Tesco superstore with other amenities is approximately a 5 minute walk. The nearest station is Goring-by-Sea which is approximately one and a half miles away & bus services run nearby. The property is located in The Laurels Primary School catchment area.







### Property Details:

Floor area (as quoted by EPC: 59 sqm)

Tenure: Leasehold

Council tax band: B

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