



Copthorne Hill | Findon Valley | BN13 2EH
Guide Price **£410,000**



This beautifully extended home features a stunning and spacious open-plan living, dining, and kitchen area with bi-folding doors leading to the garden. It offers two double bedrooms, a contemporary shower room, off-road parking and a manicured rear garden.



Key Features

- Semi-Detached Bungalow
- Two Bedrooms
- Open Plan Kitchen/Living/Dining Room
- Beautifully Presented
- Modern Shower Room
- Manicured Rear Garden
- Off Road Parking
- Extended to a High Standard
- Close to Local Amenities
- Popular Offington/Salvington Area



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This beautifully presented home boasts a spectacular open-plan living, dining, and kitchen area, thoughtfully extended to create the heart of the home. The modern kitchen features navy units with granite worktops, an integrated dishwasher and space for a fridge/freezer and washing machine. A central island with additional storage and bar seating sits beneath a skylight, enhancing the natural light. The living and dining area is incredibly spacious, with a large skylight and full-width bi-folding doors that seamlessly connect indoor and outdoor spaces, offering stunning garden views. The home includes two double bedrooms—the main bedroom benefits from a bay window and floor-to-ceiling fitted wardrobes, while bedroom two is situated at the front. A contemporary shower room completes this stylish interior.

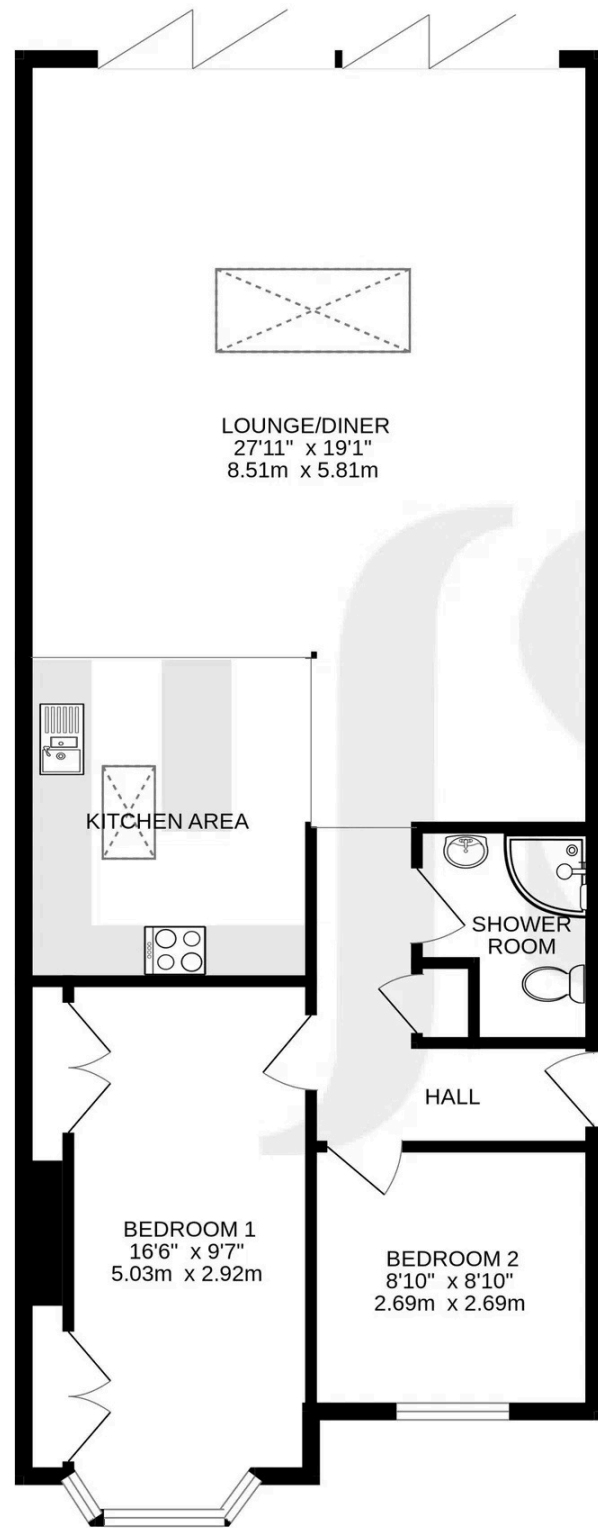
EXTERNAL

Block paved driveway provides off-road parking for two cars, with side access to the rear. The beautifully manicured garden is mainly lawned, bordered by flowers and shrubs. A lovely patio area at the rear is perfect for outdoor entertaining, with space for seating and a storage shed.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 775 SqFt

Tenure: Freehold

Council tax band: C

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.