



## Worsell Drive, Copthorne

Guide Price £350,000 - £370,000

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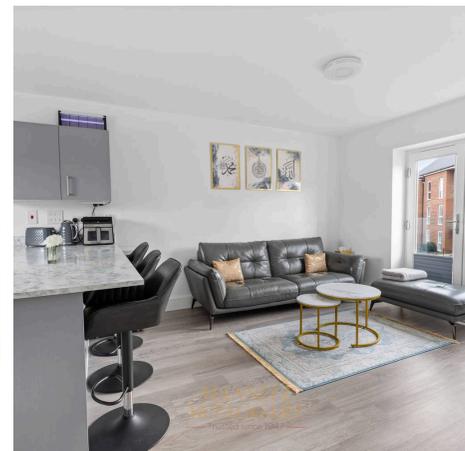




- An attractive and well-designed two-bedroom detached coach house
- Built by St Modwen Homes, situated in the sought-after-development, benefiting from additional upgrades
- Private entrance hall with stairs leading to 1st floor landing- Storage space
- Open plan kitchen/living room
- Master bedroom with en-suite shower room- Further double bedroom-Family bathroom
- Parking bay for two cars
- No chain
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'B'

An attractive and well-presented two-bedroom detached coach house built by St Modwen, located within a popular and well-regarded development and benefiting from an NHBC guarantee.

The property is accessed via a private front entrance, with stairs leading to a landing with a window overlooking the parking area. The accommodation is well laid out and finished to a high standard throughout. The open-plan living kitchen is a bright and welcoming space. The kitchen area is fitted with a modern range of wall and base units with work surfaces over, incorporating a sink unit, breakfast bar, integrated fridge/freezer, dishwasher, oven, gas hob and cooker hood and window. The living area enjoys a Juliet balcony to the front and offers ample space for a range of living room furniture.





The principal bedroom is a spacious double room with fitted wardrobes, Juliet balcony and room for a king-size bed. The en-suite shower room comprises a shower cubicle, wash hand basin, low-level WC, heated towel rail and a frosted window.

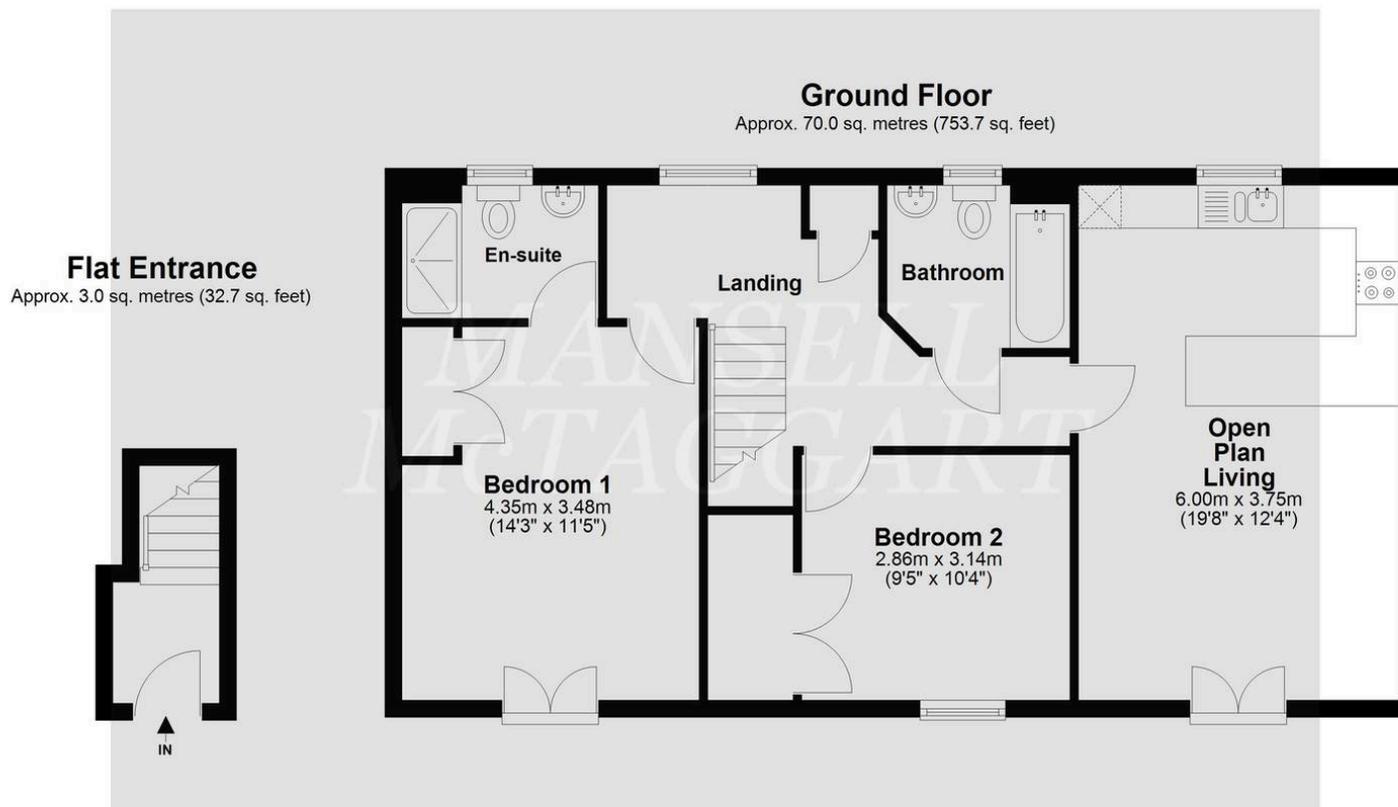
The second bedroom is also a good-sized double with fitted wardrobes and space for a king-size bed and window. The family bathroom is fitted with a panelled bath with mixer taps, wash hand basin, low-level WC, part-tiled walls, heated towel rail and frosted window

Externally, the property benefits from two allocated parking spaces to the rear, together with access to a large under-stair storage, ideal for bikes or additional storage. There is also side gate access to the right of the property leading to the parking area.

**Agents Note:**

There is an Annual Service charge of £470. This information should be confirmed by your solicitor.





**Total area: approx. 73.1 sq. metres (786.3 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.

## Mansell McTaggart Copthorne

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