



Worsell Drive, Copthorne

Guide Price £350,000 - £375,000

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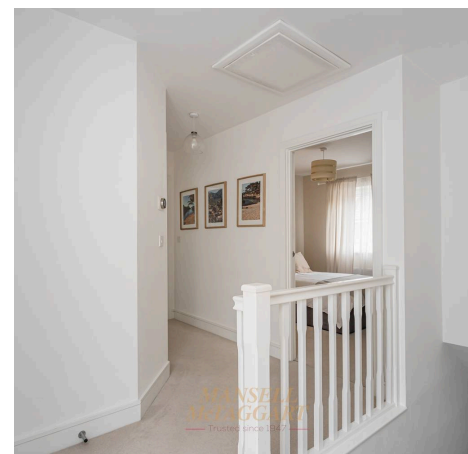
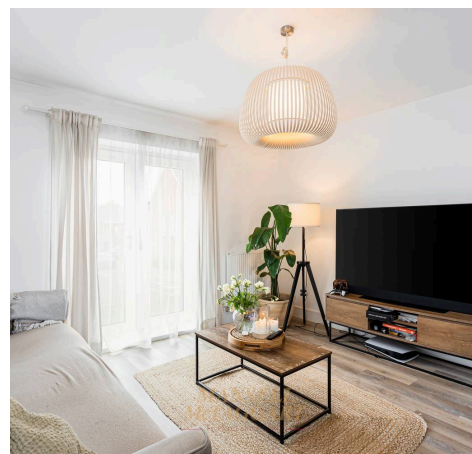
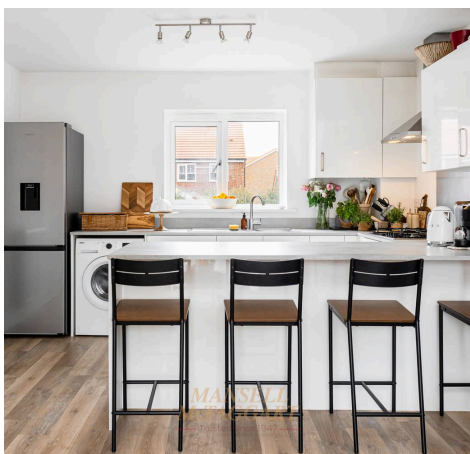


- An attractive, well-designed spacious two-bedroom detached coach house
- Built by St Modwen Homes, situated in the sought-after development, benefiting from additional upgrades
- Private entrance hall with stairs leading to 1st floor landing with storage space
- Open plan kitchen/dining room with integrated appliances
- Master bedroom with en-suite - Shower room - Further double bedroom - Family bathroom
- Allocated parking for two cars with two outdoor allocated wooden storage units
- Council Tax Band 'C' and EPC 'B'

An attractive, upgraded, and beautifully presented two-bedroom detached coach house, built by St Modwen, situated within a highly regarded and sought-after development. The property further benefits from an NHBC guarantee, offering additional peace of mind. The development will also benefit from upcoming amenities, including a new school, two well-designed parks for children, and a GP surgery to be built in Heathy Wood.

The home is accessed via a private front entrance, with stairs leading to a bright landing featuring a window overlooking the parking area. The accommodation is thoughtfully arranged and finished to a high standard throughout.

At the heart of the home is a light and airy open-plan living space, combining both lounge and kitchen areas to create a welcoming and versatile environment.





The modern kitchen is fitted with a range of wall and base units, complemented by roll-top work surfaces and a breakfast bar. Integrated appliances include a oven and hob, space for fridge-freezer, plumbing and space for dishwasher, along with a sink unit and a window providing natural light. The living area offers ample space for a variety of furniture arrangements and benefits from a Juliet balcony to the front, enhancing both light and ventilation.

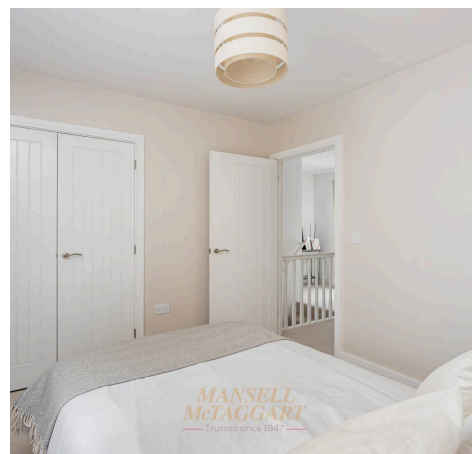
The principal bedroom features an en-suite bathroom and built-in wardrobes. Generously proportioned, it comfortably accommodates a king-size bed and benefits from a Juliet balcony that fills the room with natural light. The second bedroom is a well-proportioned double, complete with a built-in wardrobe/dressing area that can easily be adapted into a stylish home office nook, ideal for remote working. The family bathroom is fitted with a panel bath with mixer tap, wash hand basin, low-level WC, partially tiled walls, heated towel rail, and a frosted side window. The loft is insulated and offers ample space, making it ideal for boarding or additional storage.

Externally, the property benefits from two allocated parking spaces to the rear, along with two external storage units—ideal for bicycles or additional storage.

Agents Note:

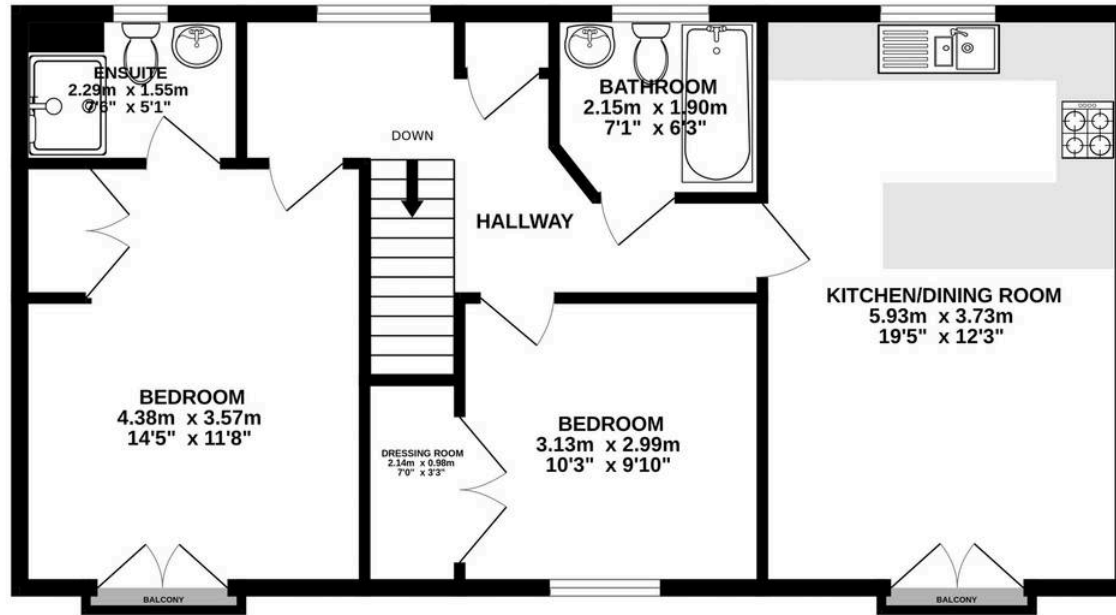
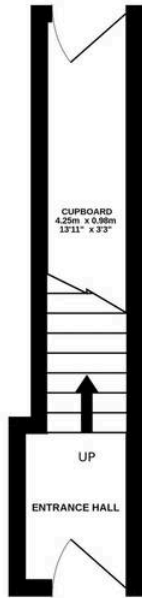
There is an annual service charge of £470. This information should be confirmed by your solicitor.

Living space and bathrooms have lime washed oak Kardean flooring with 6 years left of on warranty.



ENTRANCE
6.2 sq.m. (67 sq.ft.) approx.

FIRST FLOOR
67.4 sq.m. (726 sq.ft.) approx.



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TOTAL FLOOR AREA : 73.7 sq.m. (793 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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