



Copthorne Road
Copthorne, Sussex RH10 3PD

Guide Price £700,000

Guide price £700,000-£725,000

Astons are pleased to offer this individual property to the market for the first time since 1965! Situated on the edge of Copthorne village It offers a rare opportunity to create and develop your dream home on a wonderful plot of around an acre and a third, (subject to the usual planning permissions), which runs into a large wooded area to the rear. The property currently offers accommodation on two floors and comprises four bedrooms, two reception rooms and a kitchen/breakfast room. The house is set well back from the road and is approached via a driveway, which leads to the detached garage and path to the front door. The garden at the rear is currently mainly lawned, with mature trees and hedge borders. The property is being offered to the market with no onward chain.



Entrance Porch

Front door, double glazed window, doors to:

Hallway

Stairs to the first floor, doors to:

Dining Room

Double glazed window to the front and side aspects, glazed doors to the sitting room.



Downstairs Cloakroom

Hand basin, W.C, double glazed window to the front.

Sitting Room

Double glazed window to the side, open fireplace, wall lights.



Living Room

Double glazed windows to the front and side aspects, fireplace with a brick surround.



Shower Room

Suite comprising a large shower cubicle with electric shower unit, two pedestal hand basins, W.C. obscure window, linen cupboard, heated towel rail.

Kitchen

Sink with units below and double drainer, space for a cooker and fridge/freezer, window to the rear aspect.



Landing

Double glazed window to the front, doors to:

Bedroom One

Double glazed windows to the front and side aspects.





Bedroom Two

Double glazed windows to the rear and side aspects, large cupboard.



Bedroom Three

Double glazed windows to the rear and side aspects.



To The Front

The property is approached via a driveway with parking for

three to four cars and gives access to the detached garage. There is a path which leads past through the front lawn, past well stocked plant and shrub borders, to the front door.



Detached Garage

With swing doors and eaves storage space.

Rear Garden

The overall plot is around an acre and a third. The rear garden extends into the woods to the rear and is mainly laid to grass interspersed with mature trees and shrubs. There is a wooden shed to the side and access on both sides to the front.

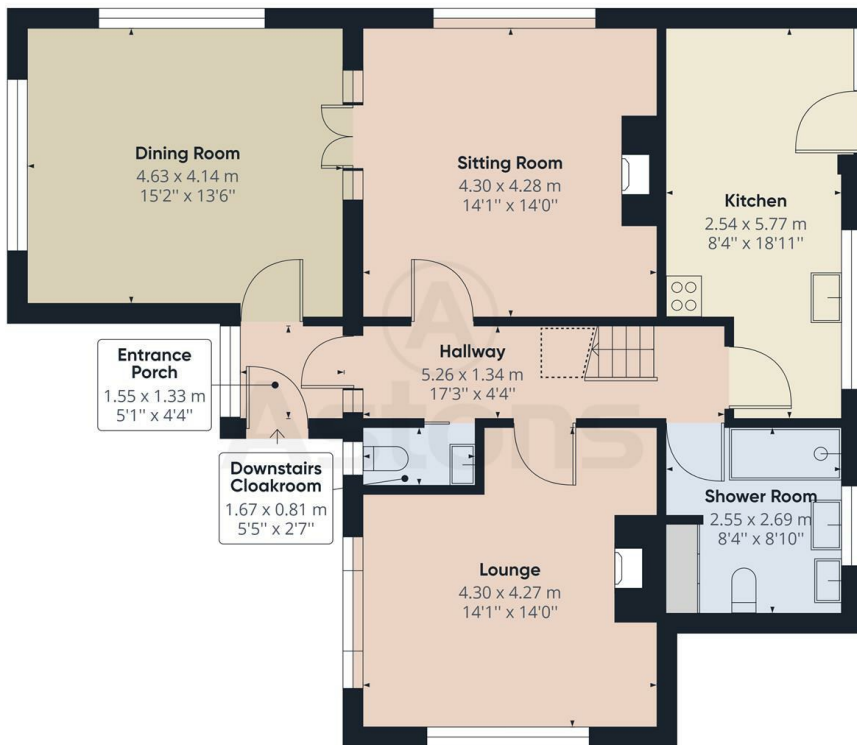
Covered Rear Area

With a dwarf brick wall base open timber frame over with a ridged Perspex roof.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.
Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.
Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the

prevailing rate
Conveyancing - Lewis & Dick £150 per transaction
- Open Convey panel £150 per transaction
Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



Ground Floor



Approximate total area⁽¹⁾
925.87 ft²
86.02 m²

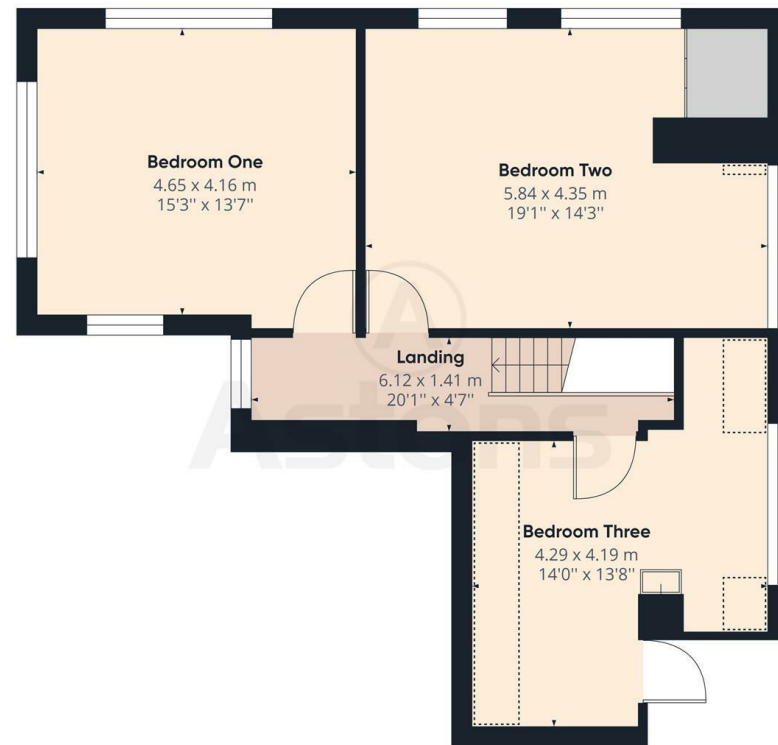
Reduced headroom
12.98 ft²
1.21 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1



Approximate total area⁽¹⁾
733.01 ft²
68.10 m²

Reduced headroom
45.72 ft²
4.25 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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