



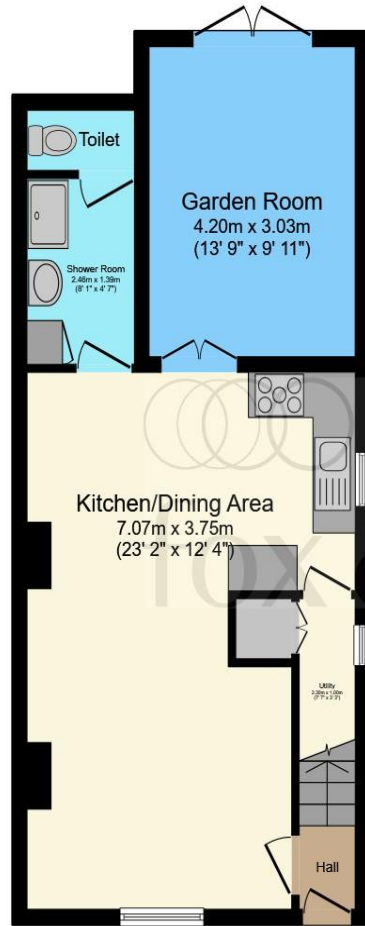
Church Lane, Copthorne, Crawley, RH10 3PT

welcome to

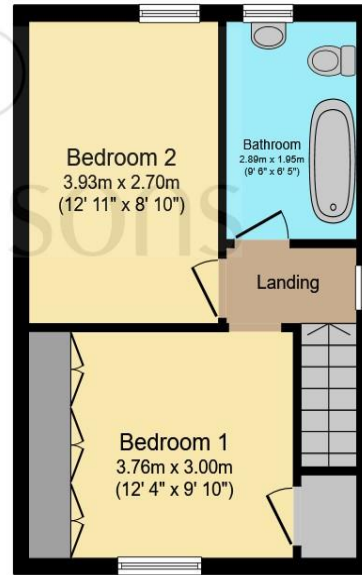
Church Lane, Copthorne Crawley

Offered for sale is this charming cottage in the village of Copthorne, with an array of local amenities nearby including shops & post office, schooling and transport links to Crawley & Gatwick Airport. This two-bed home, formally three beds and can be re-instated.





Ground Floor



First Floor

Total floor area 84.7 m² (912 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Church Lane, Copthorne Crawley

- Semi-Detached Cottage
- Copthorne Village Location
- Off-Road Parking & Two Cars
- Ground Floor Cloakroom / Shower Room
- Close To Shops, Schools, Pubs & Transport Links

Tenure: Freehold EPC Rating: E

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRA110644



Property Ref:
CRA110644 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Property Description

This spacious, two double-bedroom character semi-detached house, is ideally situated in a sought-after village location close to local amenities.

The well-planned accommodation is arranged over two floors and comprises of an entrance hall, large living room with plenty of space for sofas and chairs to relax in front of the open fireplace, completed with the exposed wooden beams giving a quaint, characterful finish. Open plan to the kitchen, which is fitted in an extensive range of modern base and wall units with complimentary granite working surfaces, integrated appliances, and spaces for further free-standing appliances. Also attached is the utility area and a ground floor shower room and WC. The garden room is an excellent addition to the ground floor providing doorway to the garden and space for a dining table as well as ample room for a further seating.

Stairs lead to first floor landing with access to the boarded loft space with fitted ladder. There are two well-proportioned double bedrooms the principal one having fitted wardrobes. A luxurious recently fitted bathroom, installed where a former third bedroom was once used & can be re-instated, completes the first floor.


fox & sons



01293 520521



Crawley@fox-and-sons.co.uk



34 High Street, CRAWLEY, West Sussex, RH10 1BW



fox-and-sons.co.uk