



# TMS

ESTATE AGENTS



## The Meadow

Copthorne, Crawley, RH10 3RQ

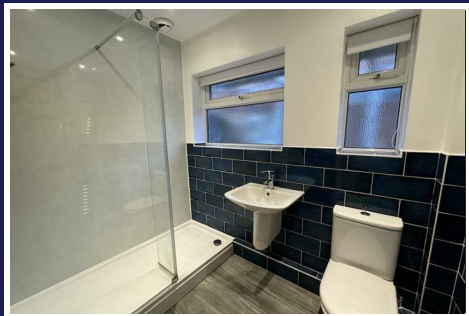
**Offers Over £375,000**



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Copthorne, Crawley, RH10 3RQ

Offers Over £375,000



\* NEW \* Blakemore & Sons are pleased to offer for sale this 2 bedroom semi-detached bungalow with Drive and Car Port in the heart of Copthorne village.

Accommodation comprises:

\* Covered Porch

\* Hallway

L-Shaped with two storage cupboards, loft access.

\* Shower Room

Renovated in May 2019 with large shower cubicle, and low level wc and wash-hand basin, part-tiled, double-glazed opaque windows, heated towel rail.

\* Lounge: 5.19m x 4.06m (max) (17' x 13' 4")

Double-glazed windows to front, feature gas fireplace, radiator, wall lights, fully carpeted.

\* Bedroom 1: 4.07m (max) x 3.96m (13' 4" x 13')

Double-glazed windows to rear, radiator, fully carpeted.

\* Bedroom 2: 3.34m x 2.95m (11' x 9' 8")

Double-glazed windows and door to rear, built-in cupboard, radiator, fully carpeted.

\* Kitchen: 3.36m x 3.33m (11' x 10' 11")

Dual aspect double-glazed windows to front and side, includes space and plumbing for washing machine and dishwasher, serving hatch could be reopened if preferred, part-tiled walls.

OUTSIDE

\* Driveway for 2 Cars & Car Port

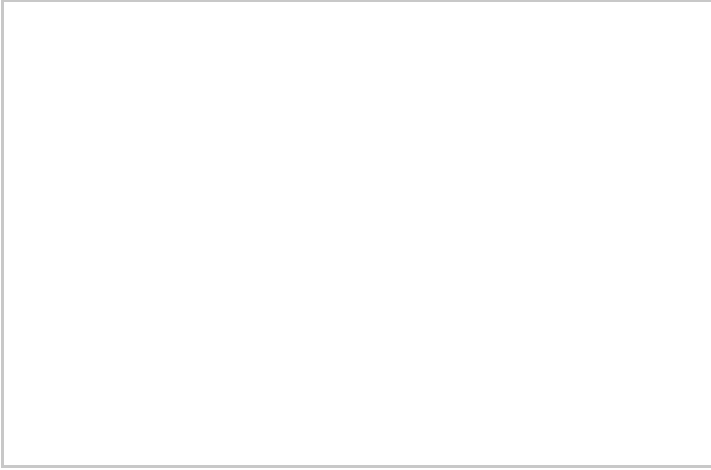
\* Front Garden

Laid to lawn area with hedge border.

\* Rear Garden

Patio area with seating, large Shed with power and light, central steps to raised laid to lawn area, fenced with shrubs and flower borders.

\* PLEASE CONTACT US TO ARRANGE AN EARLY VIEWING TO AVOID DISAPPOINTMENT \*





# The Meadow



Not to Scale. Produced by The Plan Portal 2024  
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## Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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