



Connells

Knowle Close
Cophorne



Property Description

This spacious two-bedroom bungalow, situated in the sought-after Cophorne Village, offers flexible living accommodation and the potential to truly make it your own. While some updating is needed, this is an excellent opportunity to acquire a home that can be tailored to your style and preferences.

The property features two double bedrooms, with the master bedroom offering built-in wardrobes and a dedicated dressing area. Originally designed as two separate rooms, the master can easily be converted back into two bedrooms, providing the option for a third bedroom, a home office, a craft room, or an additional reception space, depending on your needs.

Inside, the bungalow boasts a large lounge, a fitted kitchen, and a separate dining hall—perfect for entertaining, where you can enjoy hosting dinner parties while keeping the kitchen mess out of sight. The modern shower room, a cozy entrance hall, and an inner hallway separate the living areas from the bedrooms for added privacy.

For those with vision, energy, and a keen eye for potential, the property offers the possibility of loft conversion or extending to the front or rear, as seen in similar homes in the area. Whether you prefer to move in as is or embark on a project, this bungalow presents endless possibilities.

Additional features include a garage with an up-and-over door and driveway parking.

This is a must-see property for those looking for a quick and smooth purchase. Contact us today for more details.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Irregular Shaped Room x (x)

Double glazed door to the front. Door leading to:

Dining Room

13' 4" x 9' 8" (4.06m x 2.95m)

Double glazed sliding patio doors to the front, and hot air vent.

Kitchen

9' 2" x 8' 8" (2.79m x 2.64m)

A fitted kitchen with a range of base and eye-level cream units, sink with mixer tap and drainer, tiled splashbacks. Space for cooker and gas point, space and plumbing for washing machine, space and plumbing for tumble dryer, space and plumbing for dishwasher, space for fridge/freezer, strip lighting, tiled flooring, and hot air vent. Double glazed window to side, double glazed pedestrian door to the side.

Lounge

13' 2" x 10' (4.01m x 3.05m)

Double glazed sliding patio doors to the rear, gas stone feature fireplace with alcoves, and hot air vent.

Hall

Storage cupboard, access to bedroom one and bedroom two. Loft access with pull down ladder, lighting, and fully boarded.

Bedroom One

10' x 19' 11" (3.05m x 6.07m)

Two double glazed windows to the rear, built-in-wardrobe, built-in-cupboard, and hot air vent.

Bedroom Two

11' 6" x 11' 1" (3.51m x 3.38m)

Double glazed window to the front, and hot air vent.

Bathroom

Two frosted double glazed windows to the side, panel bath with hand shower, corner shower cubicle, wash hand basin, low level W.C., tiled walls, tiled flooring, and hot air vent.

Garage

16' 4" x 9' 5" (4.98m x 2.87m)

Electric up and over door, power and light.

Front Garden

Block brick paved driveway leading to garage, area laid to lawn with shrubs surrounding.

Rear Garden

Private rear garden with patio, mainly laid to lawn with fence and hedge borders, coal bunker to one side, side gate leading to the front of the property.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/COP402357

Directions to this property:

From the agents office in Copthorne, travel easterly along Copthorne Bank. Turn right onto Borers Arms Road, turn right onto Knowle Drive and then left onto Knowle Close. You will find the property on the left-hand side.

EPC Rating: Awaited

Tenure: Freehold



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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