



Connells

Kitsbridge House Brookhill Road
Cophorne

Kitsbridge House Brookhill Road Cophorne RH10 3PS

for sale offers in excess of
£260,000



Property Description

A superbly positioned two double bedroom purpose built flat, boasting an open-plan fitted kitchen / dining / living room, en-suite, main bathroom and allocated parking. Ideally located for commuters via the M23, whether to Gatwick, London or Brighton. Three Bridges Mainline rail station is also within easy reach. Also well-positioned to take advantage of the local pub, village shop/post office, and social club.

Entrance Hall

Door to main hallway, intercom, cupboard housing boiler, storage cupboard, radiator and laminate floor.

Kitchen/Diner/Living Room

Open plan area incorporating :

Kitchen

10' 8" x 7' 8" (3.25m x 2.34m)

A fitted kitchen with a range of base and eye-level units, stainless steel sink and drainer, tiled splashback, integrated electric oven with gas hob and cooker hood over, integrated dishwasher, integrated washing machine, space for fridge freezer, and spotlights.

Living Room Area

16' 4" x 12' 2" (4.98m x 3.71m)

Double glazed window to side, radiator, TV point, and laminate floor.

Bedroom One

14' 10" x 9' 4" (4.52m x 2.84m)

Double glazed window to side, built-in wardrobe, TV point.

En-Suite

Low level W.C., vanity wash hand basin, shower cubicle, extractor fan, radiator, spotlights, tiled walls and floor.

Bedroom Two

11' x 10' 3" (3.35m x 3.12m)

Double glazed window to side, fitted wardrobe with frosted sliding doors, radiator.

Bathroom

Low level W.C., vanity wash hand basin, panel bath with mixer taps, extractor fan, shaver point, 'ladder' style towel radiator, tiled walls and floor.

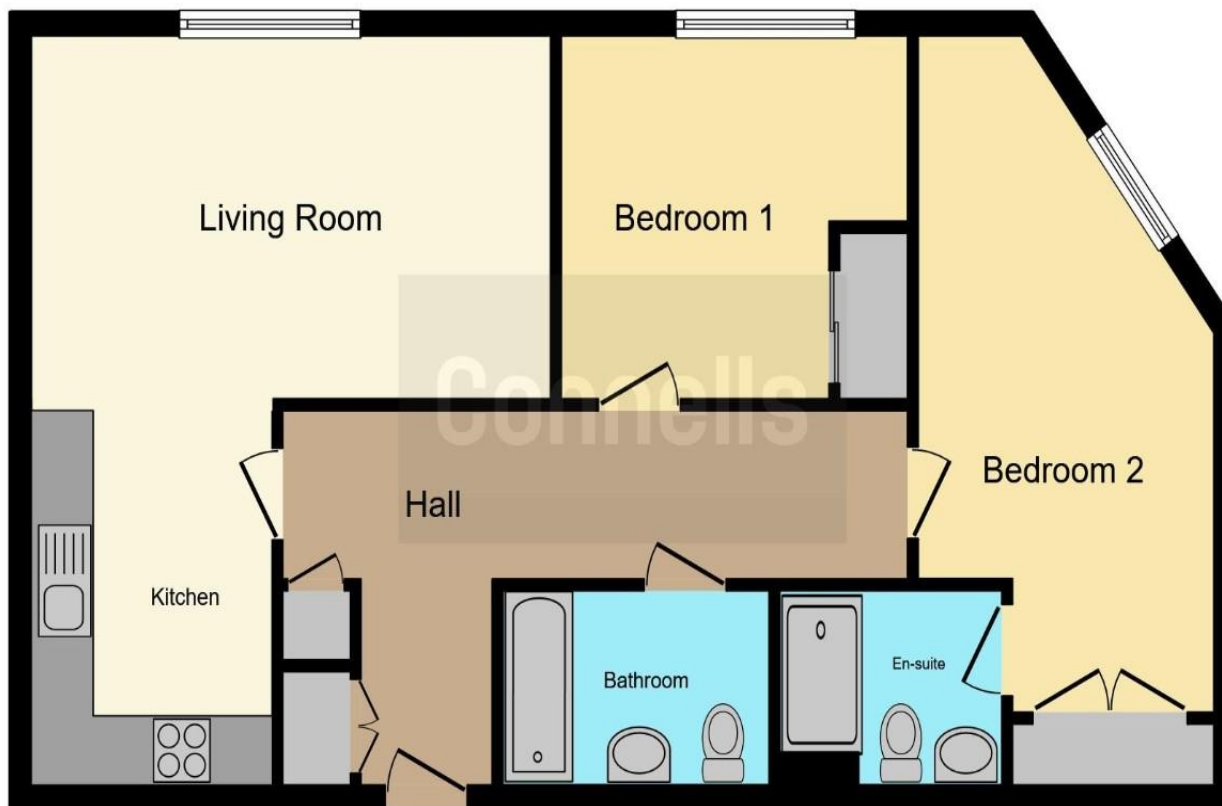
Parking

Allocated parking space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01342 717 727
E copthorne@connells.co.uk

Directions to this property:

Travelling from the agent's office in Copthorne Bank turn left at The Prince Albert Pub onto Brookhill Road, continue along Brookhill Road. The road turns round to the right Kitsbridge House is located on the left-hand side. Visitors parking is under the arch on the left-hand side.

4 Copthorne Bank
 COPTHORNE RH10 3QX

EPC Rating: C Council Tax
 Band: D

Service Charge:
 1600.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COP404176

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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Property Ref: COP404176 - 0002