



Copthorne Bank  
Copthorne, RH10 3JF  
**£350,000**



Astons are pleased to offer to the market this Georgian style terraced home which is situated within the popular Copthorne village, opposite the playing fields. The property requires modernisation throughout and offers an excellent opportunity for prospective buyers to make their mark.

The house benefits from a spacious open plan living/dining room, a downstairs cloakroom, three bedrooms and a family bathroom. Outside the property enjoys views to the front over the playing fields and to the rear there is an enclosed garden with gated access leading to the parking area and garage.

The property is located within the lovely Copthorne area and is known for its picturesque surroundings and friendly atmosphere, making it an excellent choice for anyone looking to settle in a welcoming community.

This charming home is perfect for first-time buyers, families, or investors seeking a property with great potential. With its appealing features and prime location, this terraced house is a wonderful opportunity not to be missed.



### Hallway

Upvc front door, doors to:

### Downstairs Cloakroom

Suite comprising a wc and hand basin with tiled splashbacks, obscured double glazed window.



### Living/Dining Room

Double glazed window to the front and double glazed patio doors to the garden, wood laminate flooring, three radiators, stairs to the first floor.



### Kitchen

Range of base and eye level units with work surfaces over and tiled splashbacks, stainless steel sink with mixer tap and drainer, space for an oven, fridge/freezer and washing machine, under stairs storage area, cupboard housing the gas fired combi boiler, double glazed window to the rear and double glazed door to the garden.

### Landing

Access to the loft space, airing cupboard, doors to:

### Bedroom One

Double glazed window to the front, radiator, built in wardrobe, wood laminate flooring.

### Bedroom Two

Double glazed window to the rear, radiator, built in wardrobe.



### Bedroom Three

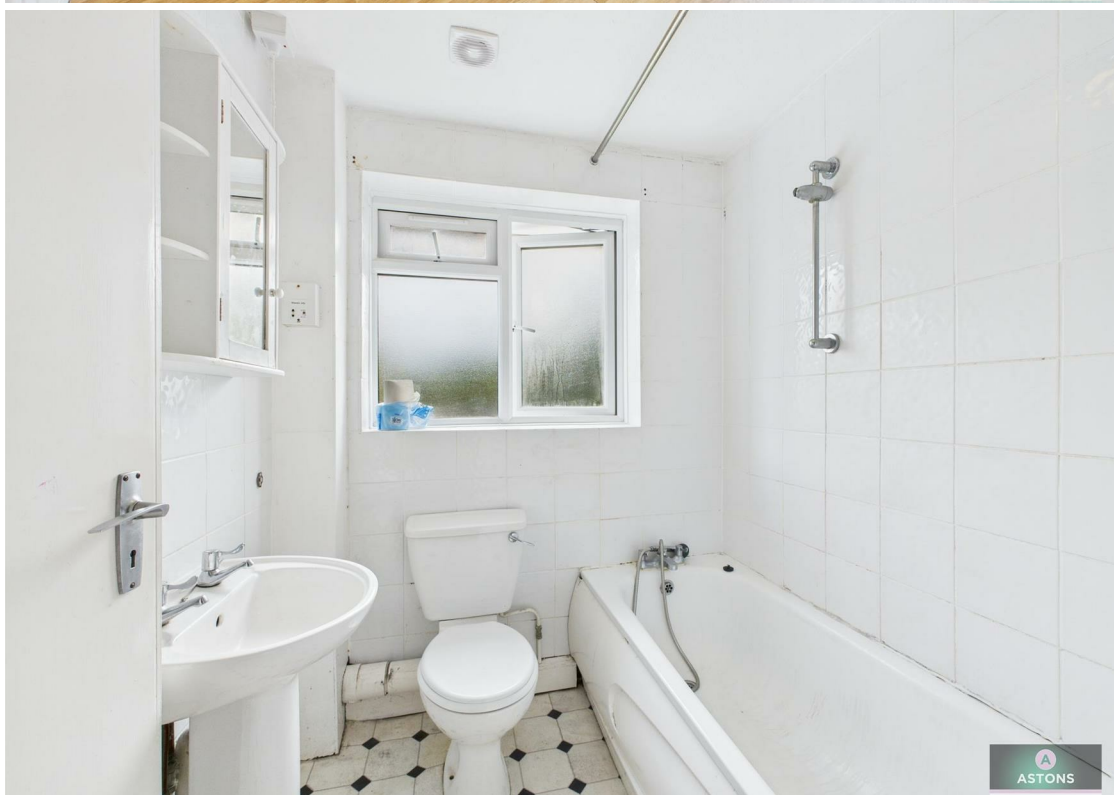
Double glazed window to the front, radiator.



### Bathroom

White suite comprising a panel enclosed bath with a mixer tap and shower attachment, pedestal hand basin, wc, tiled walls, radiator, obscured double glazed window, extractor fan.







### To The Front

Picket fence boundary with gated access, path to the front door, lawned areas to either side.

### Rear Garden

The garden is grassed with wooden fence borders and a rear access gate leading to the garage and parking area.



### Garage

Located to the rear of the property with an up and over door.



### Anti Money Laundering

In accordance with the requirements of the Anti Money Laundering Act 2022, Astons Sales and Lettings Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £20, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a purchaser in the memorandum of sale. This fee is non-refundable, regardless of the circumstances.

### 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 £200 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.

