



Brookview, Copthorne

Guide Price £315,000 – £325,000

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- A well-designed two-bedroom terraced family home
- Located in a quiet cul-de-sac location within a short walk of Copthorne Village
- Entrance hall - Light and airy living room, kitchen/dining room overlooking rear garden
- Two bedrooms - Bathroom
- Allocated parking to the front of the property, west-facing, low-maintenance west facing rear garden
- No chain
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'C' and EPC 'tbc'

An attractive and well-designed two-bedroom terrace home in need of some updating, situated in a quiet cul-de-sac location nestled within the heart of the desirable village of Copthorne. The property is offered with no chain and can make an ideal starter home or for someone downsizing.

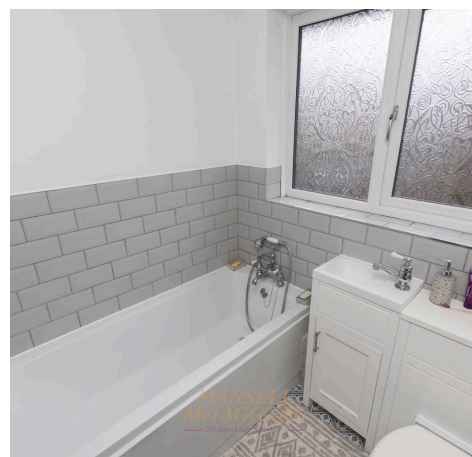
Entering the property, you enter a fair-sized hallway with space for shoes and coats, with stairs leading to the first floor. The living room is light and airy, with plenty of space for freestanding furniture and an under-stairs storage cupboard. To the rear of the house is a kitchen/dining room. The kitchen being fitted with a range of wall and base units, sink unit, top work surfaces over, integrated gas hob, electric oven, plumbing and space for washing machine and space for fridge/freezer, partly tiled with window overlooking rear garden. The dining area has double doors leading to garden with space for a four seater table and chairs if required.





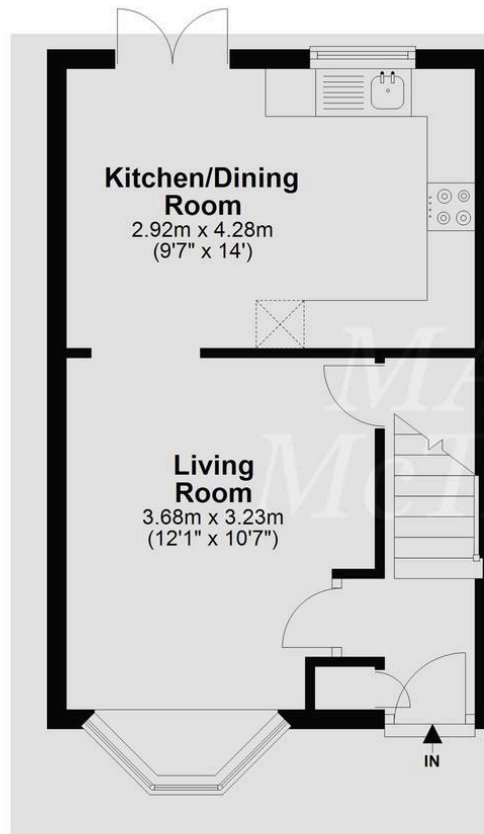
Stairs lead from the entrance hall to the 1st-floor landing, where there is access to the loft and an airing cupboard. The main bedroom is a good size, with fitted wardrobes, and an en-suite shower cubicle with pedestal wash basin and extractor fan. The second bedroom is another good-sized room. The family bathroom has a panel bath with a shower unit over, wash and basin, low-level WC, partly tiled and recessed spotlights.

Outside, there is allocated parking for one car directly to the front of the house, with a footpath leading to the front door. Gated rear access leads to a low-maintenance garden, mainly laid to patio with shrubs and flowerbeds, with the whole enclosed by a wooden panel fence.



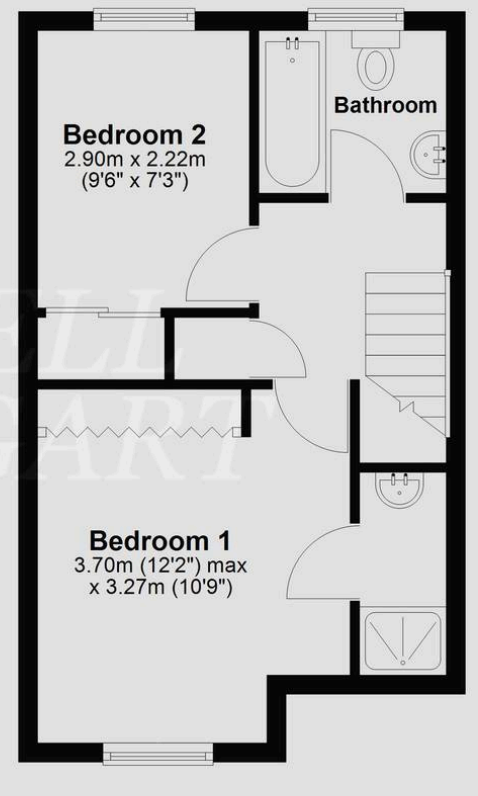
Ground Floor

Approx. 28.9 sq. metres (310.8 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.1 sq. feet)



Total area: approx. 59.4 sq. metres (639.8 sq. feet)

Whilst every attempt Has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer. Plan produced using PlanUp.

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