



Lampson Court, Copthorne Common Road, Copthorne

Guide Price £280,000 – £290,000

**MANSELL
McTAGGART**
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- Spacious two-bedroom ground-floor apartment
- Located in the heart of Copthorne village
- Generous private garden with direct access from living area
- Impressive open-plan kitchen/living room
- En-suite shower room to principal bedroom
- Built-in storage to both bedrooms
- Allocated parking space
- Well-proportioned accommodation throughout
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'tbc'

Introducing this spacious two-bedroom ground-floor apartment, positioned within a tucked-away development in the heart of Copthorne village. Offering well-proportioned accommodation throughout, the property is further complemented by a generous private garden and allocated parking.

The accommodation is arranged around a central entrance hall with useful storage. At the heart of the home is an impressive open-plan kitchen, dining and living room, providing plenty of space for both comfortable seating and a dining table. The room benefits from windows to the side and French doors opening directly onto the garden, creating a bright and sociable setting for everyday living.





The kitchen is fitted with a comprehensive range of wall and base units, work surfaces and space for appliances, while its open arrangement allows it to remain connected with the main living area.

The principal bedroom is particularly generous and features built-in wardrobes together with an en-suite shower room. The second bedroom is also well-proportioned and benefits from further built-in storage. A separate bathroom, fitted with a white suite, completes the accommodation.

A standout feature of the property is its sizeable private garden, which is predominantly laid to lawn and bordered by established trees and planting. Accessed directly from the living room, it offers an excellent outdoor space that is rarely associated with apartment living.

The property also benefits from an allocated parking space within the development.

Lampson Court is conveniently located in the heart of Copthorne village, close to a range of everyday amenities and well placed for access towards Crawley, Horley, Gatwick Airport and the surrounding road network.

Lease Details

Length of Lease: 105 years remaining (2026)

Annual Service Charge – £1,899.20

Service Charge Review Period – January

Annual Ground Rent – £200

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



Ground Floor

Approx. 73.0 sq. metres (786.2 sq. feet)



Total area: approx. 73.0 sq. metres (786.2 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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