



Alicelands Lodge  
 Broadwater Lane, Copsale, West Sussex, RH13 6QW  
 Guide Price £795,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# Alicelands Lodge, Broadwater Lane, Copsale, West Sussex RH13 6QW

Situated in a glorious semi-rural location within the hamlet of Copsale, just 4 miles from Horsham town, is this highly individual and beautifully presented detached bungalow. Expertly refurbished and extended by the current owners, the property offers spacious and versatile living space and boasts many fine features associated with a modern property. The majority of windows are triple glazed, and there is beautiful light Oak effect flooring to the majority of rooms. A stylish two-tone kitchen extends into the family/dining room and features modern integrated appliances. There are Oak veneered doors to all rooms and a modern oil fired central heating system to radiators heats the bungalow. The accommodation in brief comprises, a principal bedroom with luxury en-suite shower room, three further bedrooms and a luxury family bathroom. The spacious kitchen extends into the dining/family room and there is a separate utility room. A comfortable double aspect sitting room has doors which open to a sheltered sun terrace which has a sunny southerly aspect. The property is approached through double gates leading to a wide driveway providing hard-standing for a number of cars. In addition, there is a detached garage with a workshop to the rear. A long enclosed rear garden features a private pergola-style seating area and has a pleasant open outlook to the South. The bungalow is ideally located to make use of local footpaths and byways and the vendor's sole agent, Courtney Green strongly recommends an internal inspection to appreciate the finer qualities of this delightful residence.

Multi lock Front Door with side lights to

**Entrance Hall** Radiator, two hanging cloaks rails, white Oak effect rigid vinyl click flooring (which runs virtually throughout). Glazed door to

**Kitchen** Side aspect. Two-tone range of base and wall mounted cupboards and drawers in white and grey high gloss finish, complementing marble effect worktop surfaces incorporating Lamona grey inset sink with drainer, chromium monobloc tap with flexi-hose, integrated Lamona dishwasher, radiator, downlighting.

Wide opening to **Dining/Family Room** Front aspect, matching range of wall mounted cupboards and drawers and complementing worktop surfaces with a Lamona touch control electric induction hob with glass splashback and extractor fan with lighting over, Lamona twin electric oven, built in fridge/freezer, radiator. From the Kitchen area a door leads to

**Utility Room** With side aspect. Marble effect worktop surface, with space and plumbing for washing machine and tumble dryer under, space to the side for a fridge/freezer, radiator, cupboard housing pressurised hot water cylinder.

From the Dining Area a door leads to the

**Sitting Room** Double aspect to the side and rear with sliding patio doors to a **sheltered sun terrace** having composite decking and trellis work with maturing passion flower. Two radiators.

From the Dining/Family Room a door leads to the **Inner Hall** with radiator, loft hatch with ladder and light. Door to

**Luxury Family Bathroom** Fitted with a white suite comprising panelled P-shaped bath with Asquith chromium thermostatic shower control, wall bracket and hand shower, chromium filler and drainer, glass screen, black marble effect panelled wall and vanity top with cupboards under, white rectangular wash hand basin with chromium mixer tap, back to wall WC with concealed cistern and chromium dual flush, chromium towel warmer, shaver point, designer mirror tiles, extractor fan and downlighting.

**Bedroom 1** Rear aspect, radiator, door to

**En-Suite Shower Room** Frosted side aspect, oversized shower cubicle with glass screen, marble effect panelled walls, chromium thermostatic shower control, wall bracket and hand shower, chromium towel warmer, vanity unit with marble effect top and cupboards under, rectangular wash hand basin with chromium mixer tap, back to wall WC with concealed cistern and chromium dual flush, designer mirror tiles.

**Bedroom 2** Side aspect, radiator.

**Bedroom 3** Side aspect, two built in cupboards with shelving, radiator.

**Bedroom 4** Rear aspect, radiator.

## OUTSIDE

From Broadwater Lane, vehicular access leads to twin wooden gates which open up to a wide drive laid to Cotswold stone chippings and providing hard standing for a number of cars. There is a wall mounted **EV charger** for convenience. To the side are raised beds and a small area of lawn with ornate boulder crate boundary.

**Detached Garage** with electric metal up and over door, power and light. Attached rear **Workshop** with side door, double-glazed aspect, terracotta tiled flooring, worktop, power and light. Next to the garage is a side area with oil fired boiler and gated access leads to an enclosed courtyard housing oil tank, outside tap and water butt.

A gate leads to the rear garden which is laid primarily to lawn and is of a good length with hedge borders to one side and a low-level wooden fence to the other, Timber garden shed. At the rear of the garden is a private decked seating area with a pergola and electric power. A gate to the side leads to a side garden which is laid to lawn with direct access to the front and to the sheltered sun terrace which has a sunny Southerly aspect.

Adjacent to the property is a private drive to the neighbouring property, Alicelands.

**Services** - mains water, cesspool drainage, oil fired central heating, electricity.

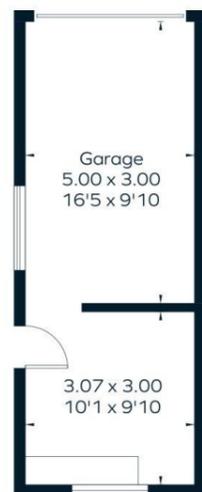
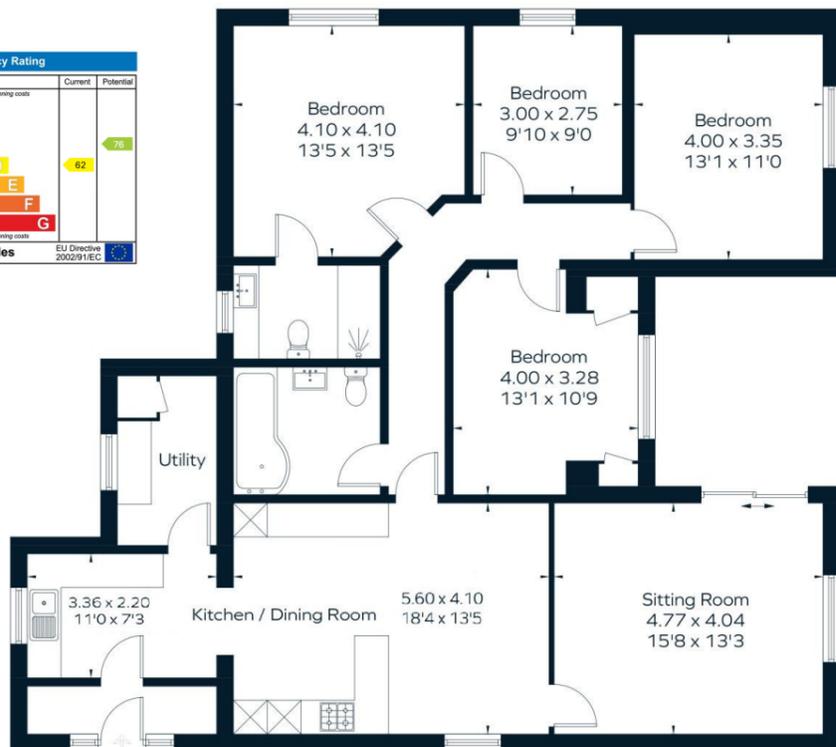
Council Tax Band— F

**Referral Fees:** Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd. **Ref: 25/5385/02/05**

Approximate Area = 135.3 sq m / 1456 sq ft  
Outbuilding = 24.7 sq m / 266 sq ft (Including Garage)  
Total = 160.0 sq m / 1722 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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