



Lampson Court, Copthorne Common Road, Copthorne

In Excess of £280,000

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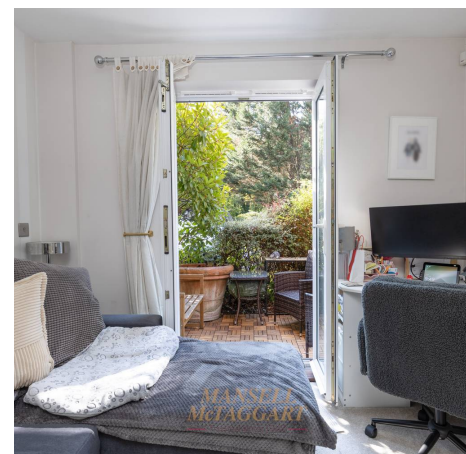
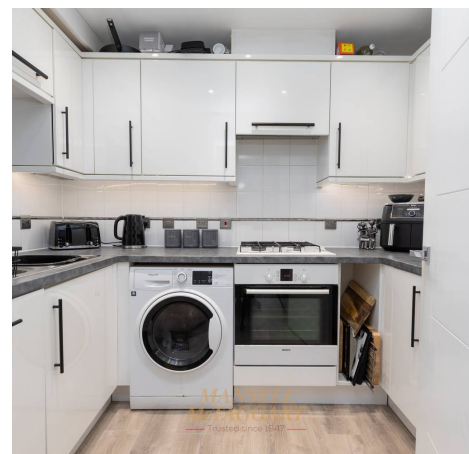
- Council Tax Band 'D' and EPC 'C'

Introducing this beautifully presented two double bedroom ground floor apartment, situated within the sought-after Lampson Court development in Copthorne. The property has been tastefully improved and maintained throughout, with new flooring providing a smart and consistent finish, while the rarely available private patio area is a particular feature of the home.

Approaching Lampson Court, the property occupies a convenient ground floor position with parking located directly to the front of the building. The apartment can be accessed via the communal entrance, although for both convenience and privacy, the current owners predominantly use the French doors at the rear as their day-to-day entrance.

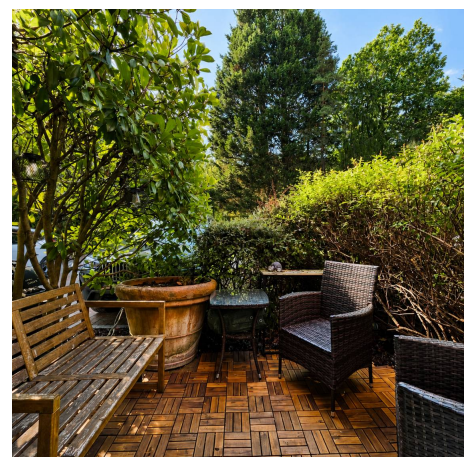
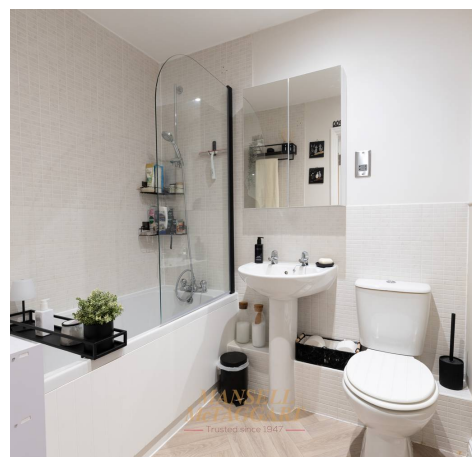
Entering through the main entrance, you are welcomed into a well-presented hallway which provides access to all of the principal rooms. Decorative wall panelling, neutral décor and contemporary flooring create an attractive first impression and continue the modern feel found throughout the apartment.

The lounge/dining room is a generous and comfortable living space, providing ample room for both lounge furniture and a dining table and chairs. The room is finished in a neutral colour palette with recessed lighting and modern flooring, creating a bright and versatile space for both everyday living and entertaining. Leading from the lounge/dining room is the fitted kitchen, which comprises a range of contemporary gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen has been arranged to make good use of the available space, with a fitted oven and gas hob together with space and plumbing for further appliances.





The principal bedroom is a particularly well-proportioned double room and has been beautifully presented in keeping with the remainder of the apartment. Mirrored fitted wardrobes provide a generous amount of storage while still leaving ample space for further freestanding furniture. The principal bedroom also benefits from its own en-suite shower room, fitted with a white suite comprising a shower enclosure, wash hand basin and WC, together with a chrome heated towel rail. Bedroom two is another genuine double bedroom and offers excellent flexibility as either a bedroom, guest room or home office. A standout feature of this room is the set of French doors opening directly onto the property's private patio area. The patio is a real selling point and a feature rarely available with apartments of this type. Surrounded by mature planting and greenery, it provides a pleasant and secluded outside space with room for seating and outdoor furniture. The direct access from bedroom two also allows the current owners to conveniently use this entrance on a daily basis, avoiding the need to pass through the communal areas. Completing the accommodation is a separate bathroom, providing additional facilities alongside the en-suite and comprising a bath with shower over, wash hand basin and WC. Throughout the apartment, the presentation is a particular strength. The recently laid flooring, neutral décor and contemporary internal finish create a home which feels bright, modern and ready to enjoy.

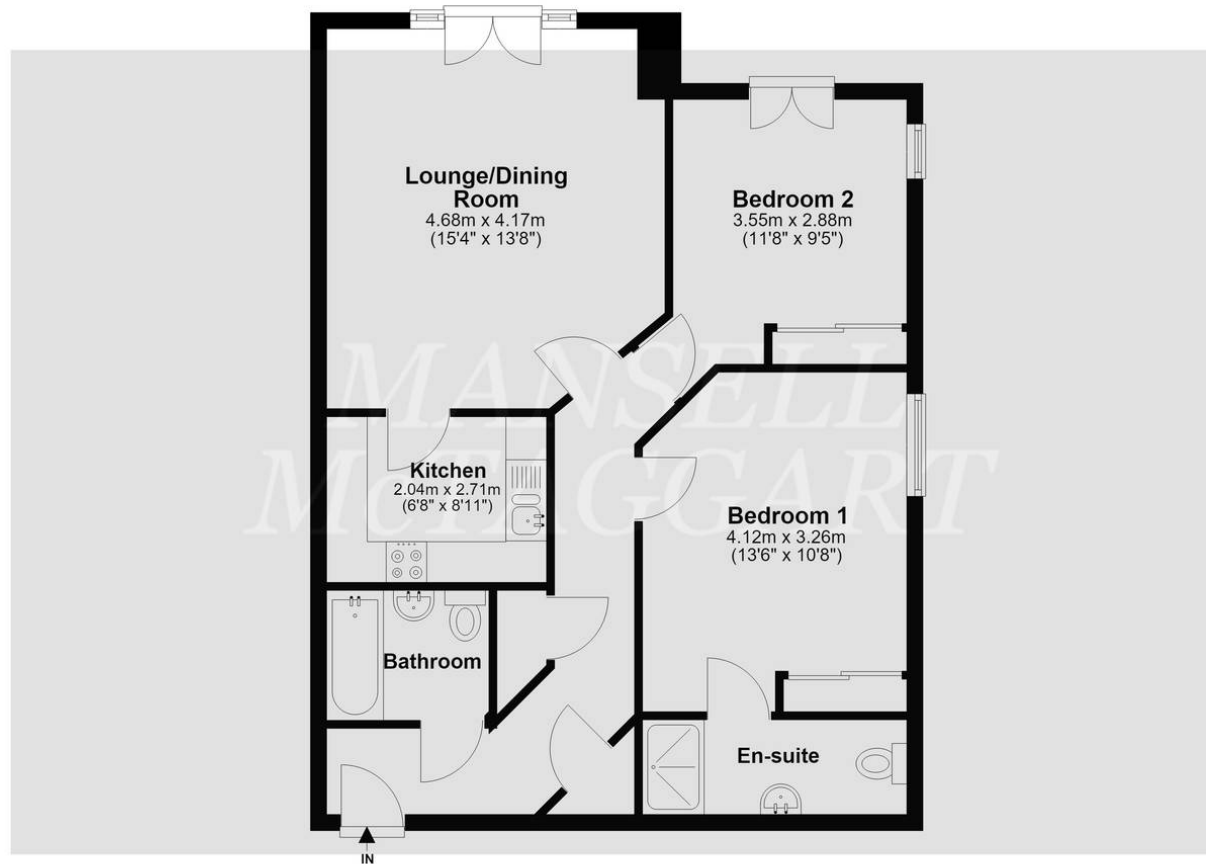


Lease Details - Length of Lease: 125 years from 1st April 2005 (104 years remaining 2026) - Annual Service Charge - £1,899.24 - Service Charge Review Period - April - Annual Ground Rent - £200

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

Ground Floor

Approx. 66.6 sq. metres (717.2 sq. feet)



Total area: approx. 66.6 sq. metres (717.2 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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