



Connells

Kitsbridge House Brookhill Road
Cophorne

Kitsbridge House Brookhill Road Copthorne RH10 3PS

for sale guide price
£225,000-£240,000



Property Description

Introducing this inviting one-bedroom ground floor flat situated in Copthorne Village, offered for sale with no onward chain and complete with furniture. Boasting a spacious L-shaped open plan kitchen/living room, it provides the perfect setting for relaxation and entertaining.

The double bedroom and bathroom offer comfort and convenience, while an allocated parking space adds to the practicality of this property.

Situated just two miles from Three Bridges mainline Station and with easy access to the M23 Junction 10, as well as nearby towns like East Grinstead and Crawley, it promises effortless commuting and connectivity.

Whether you're a first-time buyer, investor, or downsizer, this flat presents an ideal opportunity for comfortable living.

Don't miss out - arrange your viewing today and discover the charm of Copthorne living.

Door To Communal Hall

Leading to the main door from the rear carpark.

Hall

Door to front, built-in storage cupboard, radiator, wooden strip flooring, entry phone.

Kitchen/ Lounge

20' 3" max x 17' 9" max (6.17m max x 5.41m max)

An L shaped open plan room incorporating: a fitted kitchen with a range of wall and base units, one-and-a half bowl stainless steel sink with drainer and work surfaces surrounding, tiled splash backs, integrated 4 ring Gas hob, with cooker hood over, integrated single electric oven, space and plumbing for washing machine, space for fridge/freezer and spotlights, double glazed window to the front, radiator, wooden strip flooring.

Bedroom

11' with door recess x 10' 11" (3.35m with door recess x 3.33m)

Double glazed window to the front, built-in wardrobe, radiator.

Shower Room

Stunning shower room with corner shower cubicle with rain fall shower head, low level W.C, vanity wash hand basin with storage under, heated 'ladder style' towel radiator, tiled walls, tiled flooring, exactor fan and spotlights.

Parking

Allocated parking space, plus visitor parking bays.

Furniture Included

Living Room: TV cabinet and corner wardrobe, corner sofa.

Bedroom: Bedframe, chest of draws.

All curtains throughout the property.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01342 717 727
E cophorne@connells.co.uk

directions to this property:

Travelling from the agent's office in Copthorne Bank turn left at The Prince Albert Pub onto Brookhill Road, continue along Brookhill Road. The road turns round to the right Kitsbridge House is located on the left hand side. Visitors parking is under the arch on the left hand side.

4 Copthorne Bank
 COPTHORNE RH10 3QX

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1400.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/COP403882

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: COP403882 - 0009