



St. Francis Gardens, Copthorne

Guide Price £365,000 – £375,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

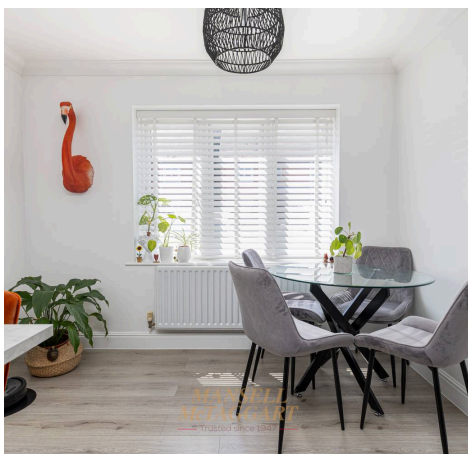




- A spacious and redesigned two bedroom terraced house situated in a quiet cul-de-sac location
- Entrance canopy-Entrance hall-Light and airy living room-Kitchen/dining room with integrated appliances and breakfast bar
- Master bedroom with en-suite shower room -Further bedroom-Shower room
- Private parking-Additional visitors parking
- Council Tax Band 'D' and EPC 'C'

Beautifully refurbished two-bedroom mid-terrace home in a sought-after village setting nestled within a quiet and highly desirable cul-de-sac. This beautifully presented two-bedroom mid-terrace home offers contemporary living in the heart of Cophthorne Village. Having been extensively upgraded and modernised by the current owners, the property combines stylish interiors with practical living spaces, making it an ideal purchase for first-time buyers.

Conveniently located within walking distance of the village centre, residents can enjoy easy access to a range of local amenities including shops, cafés, public houses, the highly regarded primary school, and excellent transport connections. Crawley town centre, Three Bridges railway station, and Gatwick Airport are all within easy reach, making the property perfectly positioned for commuters. To the front of the property, there is allocated parking for one vehicle, together with additional visitor parking nearby. The attractive entrance porch provides useful external storage and leads into a welcoming entrance hall. The spacious living room is light and inviting, featuring tasteful décor, contemporary panelled-effect walls, and ample room for a variety of seating arrangements and freestanding furniture. The room offers an ideal space for both everyday living and entertaining guests.





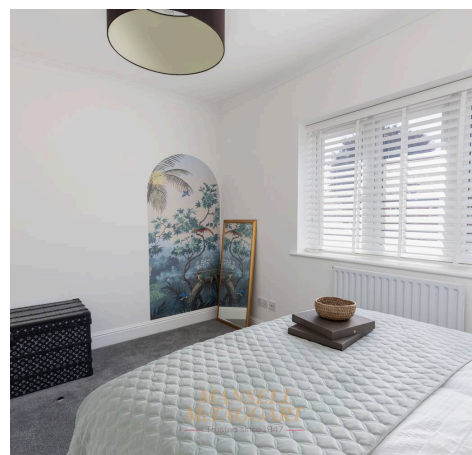
A particular feature of the home is the impressive kitchen/dining room, which has been thoughtfully redesigned to create a stylish and functional space. The modern fitted kitchen incorporates a comprehensive range of units and integrated appliances, including a fridge-freezer, dishwasher, double oven, microwave, plumbing and space for washing machine and inset sink. A breakfast bar provides informal dining for two, while the dual-aspect windows ensure the room enjoys an abundance of natural light throughout the day.

The first floor offers well-proportioned accommodation with two generous double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, creating a private and comfortable retreat. The second bedroom is equally spacious and can comfortably accommodate a king-size bed alongside additional furniture, making it suitable as a guest room, home office, or nursery. The family bathroom has been fitted to a modern specification and comprises a panel enclosed bath, low-level WC, wash hand basin with storage under, heated towel rail, recessed spotlights, extractor fan, and a frosted window providing natural light and ventilation.

To the front of the property, there is parking for one vehicle, together with additional visitors parking within the estate's communal areas.

Further benefits include double glazing, modern décor throughout, ample storage, and a move-in-ready finish requiring little or no additional expenditure.

Agents Note – There is an annual service charge of £350.00. This information should be confirmed by your solicitor.





Total area: approx. 76.7 sq. metres (825.7 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.

Mansell McTaggart Copthorne
The Post House Brookhill Road, Copthorne – RH10 3QJ
01342 717400
copthorne@mansellmctaggart.co.uk
www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.