



**Beechey Close, Copthorne**  
£500,000

**MANSELL  
McTAGGART**  
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- 3 well proportioned bedrooms
- NO CHAIN
- Extended to rear adding downstairs bedroom/study
- Open plan living/dining room - Conservatory
- Garage and driveway parking
- Good size garden
- Downstairs cloakroom
- Located on a peaceful cul-de-sac
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'E' and EPC 'D'

A well presented and spacious 3 bedroom detached home offered to the market with no onward chain which has been extended offering excellent potential for improvement and further potential (STPP). Located in a peaceful cul-de-sac in Copthorne village, this home is within close proximity to Copthorne village centre, schools, walks and amenities.

Upon approach to the property, you will notice the appealing cul-de-sac area, where there is ample of parking available. The property itself is greeted by a spacious driveway with ample parking, access to the garage via an up and over door, and door to the home. An entrance porch has space for shoes and coats and door to the living/dining room. This is a bright and airy room, with ample space for multiple family sofas, 8 person dining table and any freestanding furniture you may wish.

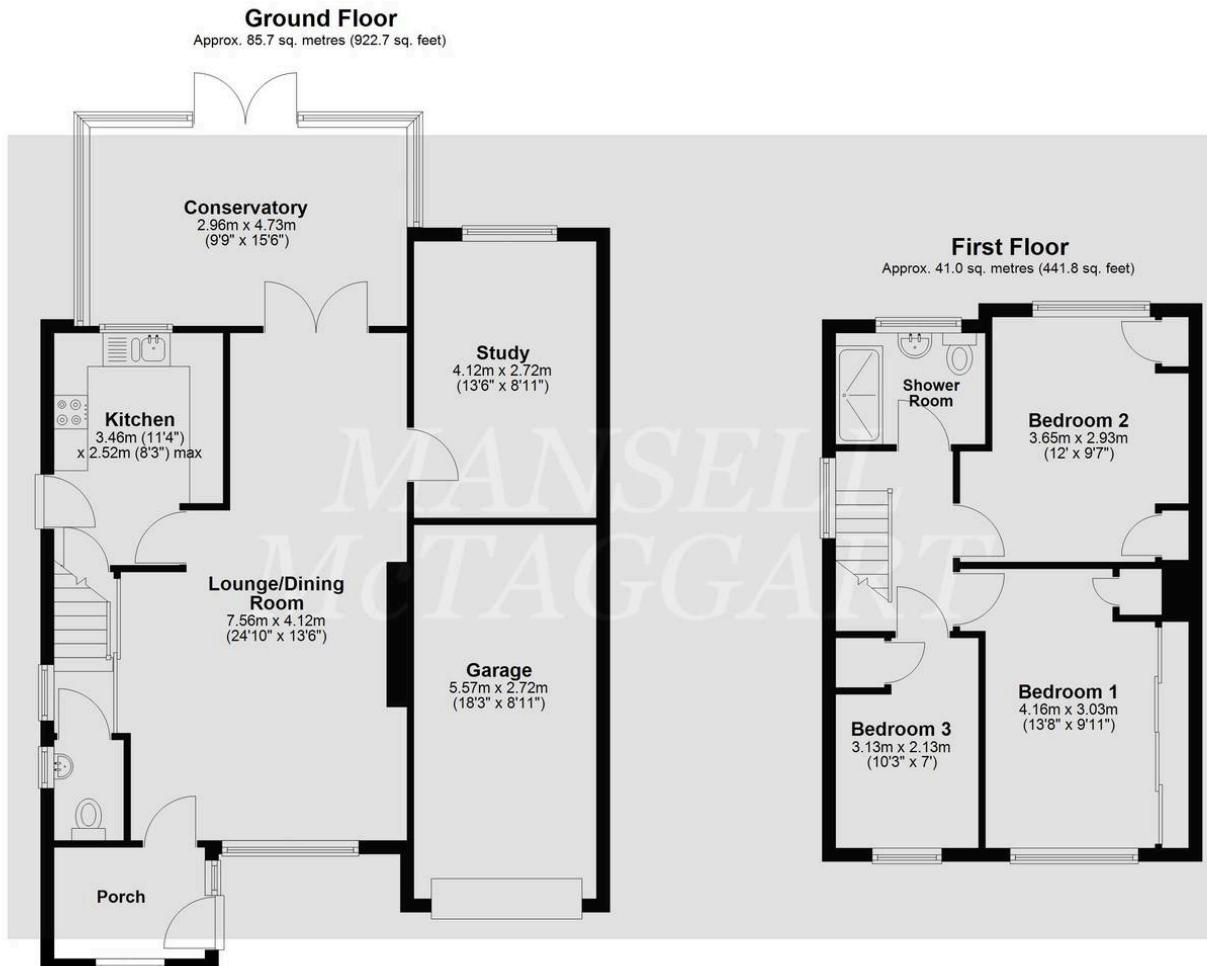


There is also a large window to front, French doors to conservatory and doors to the study/downstairs bedroom, kitchen. Cloakroom and access to the stairs which lead to the first floor. The study/downstairs bedroom is a versatile space, it could easily accommodate a double bed and furniture, or perfect for an office or playroom, with a window overlooking the rear garden. The conservatory gives excellent views of the garden, it is  $\frac{1}{4}$  brick construction and perfect for a formal dining room and potential to be converted into a full extension or orangery. The kitchen is finished to white goss wall and base units with a host of fitted and freestanding appliances, with ample of workspace available.

Heading upstairs, a spacious landing gives access to all 3 bedrooms, family shower room and loft. Bedrooms 1 and 2 are comfortable double rooms, easily housing double beds and furniture, both benefitting from fitted wardrobes. Bedroom 3 is a generous single or perfect for a home office. The family shower room is fitted to white suite with all expected sanitaryware.

Outside to rear, is a surprisingly good size garden. It is mainly laid to lawn with a patio area abutting the property. It is enclosed by wood panel fencing and benefits from a storage shed and side access. There is also space to accommodate a sizable extension if desired (STPP).





Total area: approx. 126.8 sq. metres (1364.5 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](mailto:copthorne@mansellmctaggart.co.uk)

[www.mansellmctaggart.co.uk/branch/copthorne/](http://www.mansellmctaggart.co.uk/branch/copthorne/)

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