



Copthorne Road, Felbridge

Guide Price £775,000 – £800,000

MANSELL  
**MANSELL  
McTAGGART**  
Trusted since 1947



A well presented and substantial, detached chalet bungalow which is situated on an impressive 1/3 acre plot. The current owners have extended and modernised the property throughout, to now offer versatile living space totalling 2,129 Sq ft, and this family home also benefits from a barn which has the potential to be converted into a self-contained annex(STPP)

The living space briefly comprises: entrance porch; entrance hall with storage cupboard; master bedroom with fitted wardrobes and ensuite shower room with WC and wash hand basin; double guest bedroom with fitted wardrobe and dual aspect views; 20ft living room with open fireplace and bi-fold doors to the rear garden; kitchen/dining room which has recently been refitted with a range of wall and base level units, granite worktops, dishwasher, 5 ring induction hob, stacked ovens and space for other appliances. A utility room with wall and base level units, sink and drainer, washer and dryer plus back door access to the rear garden, concludes the ground floor.

On the first floor, there is a landing with an airing cupboard and loft hatch access to the partially boarded loft; two double bedrooms with eaves storage; family bathroom with WC, wash hand basin and bath with overhead shower. A single bedroom/snug with front aspect views and an electric fireplace completes the living accommodation.







Externally there is driveway parking for multiple vehicles and barn door access to the larger than average garage, which has power and lighting. The impressive rear garden is mainly laid to lawn and can be accessed via gates on either side of the property. In addition, there is a patio area abutting the rear of the property, brick built shed and a barn that has the potential to be developed into a self-contained annex (STPP). The current owners have also had new windows and doors installed in the past year and a new boiler installed in the last 2 years too.

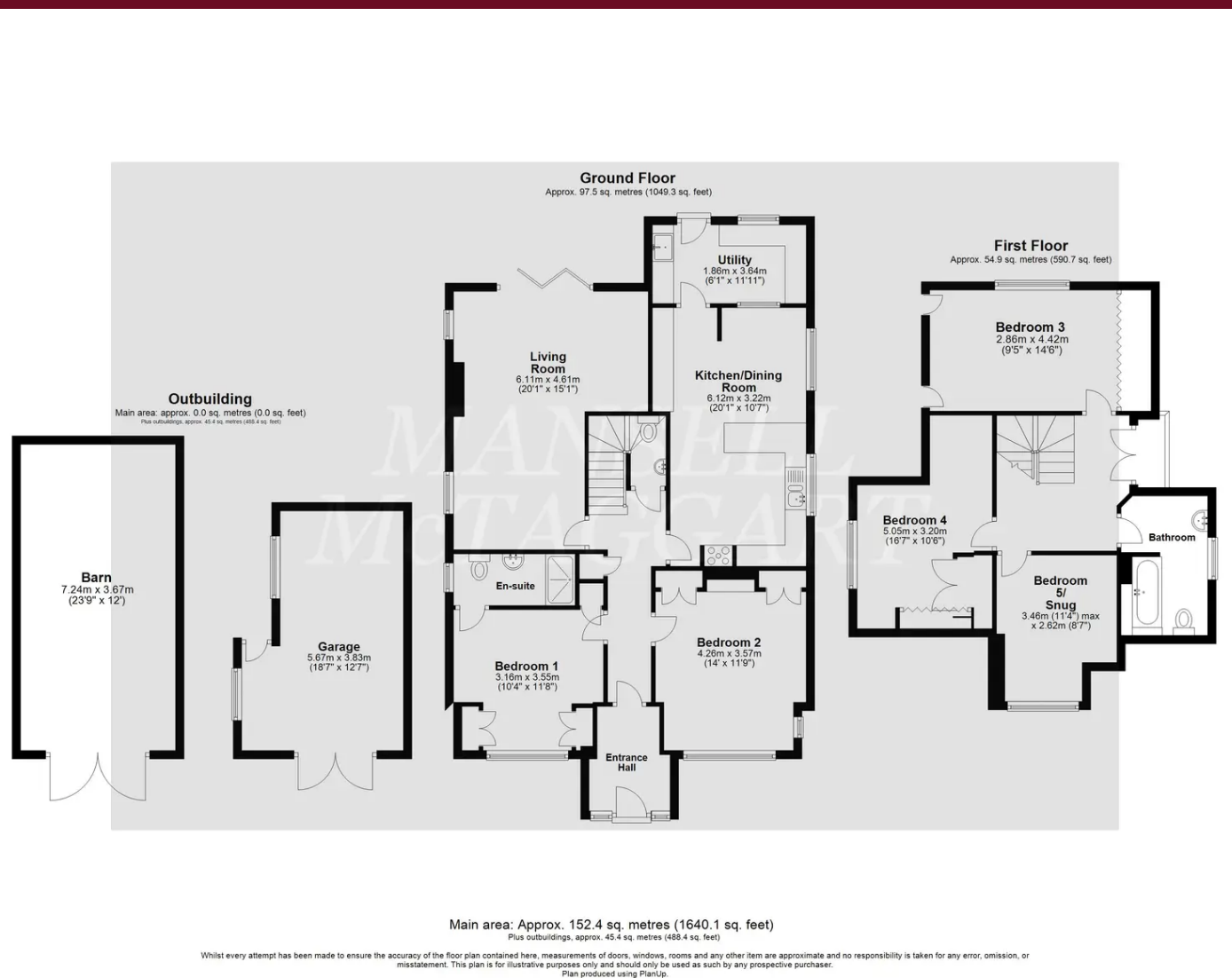
Council Tax band: F

Tenure: Freehold

- Detached chalet bungalow
- Four/five bedrooms
- 2,219 Sq ft of versatile living space
- En suite to master bedroom
- Utility room
- Extended and modernised throughout
- Abundance of driveway parking
- Larger than average single garage
- Approximately 1/3 acre plot







# Mansell McTaggart East Grinstead

Mansell McTaggart Ltd, 52 London Road – RH19 1AB

01342 311711

[eastgrinstead@mansellmctaggart.co.uk](mailto:eastgrinstead@mansellmctaggart.co.uk)

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

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. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.