



Discovery Mews, Copthorne Bank, Copthorne

£3,000,000



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## Discovery Mews, Cophorne Bank

A rare opportunity to purchase nine separate Mews style houses situated in this attractive location of Cophorne village in west Sussex.

All units are individually designed with security gated entrance leading to communal grounds and parking area

The development comprises of 2- 3-4 and five bed houses all to an individual layout and style.

The Darwin unit 1

Livingstone House unit 2

Cook house unit 3

Drake House unit 4

Raleigh House units 5 – 8

Scott House unit 9

Six of the units have an open plan look, all with integrated appliances, lighting, carpets, wood flooring, ceramic tiling.

There is gas fired central heating in all properties and electricity.



## Discovery Mews, Copthorne Bank

Please see below the current rental values and prices each unit would go for if separated and marketed individually

The Darwin unit 1 £325,000 Rental £1100 per calendar month

Livingstone House unit 2 £400,000 rental £1600 per calendar month

Cook House unit 3 £350,000 rental £1100 per calendar month

Drake House unit 4 £375,000 rental £1400 per calendar month

Raleigh Road, units 5 – 8 £400,000 rental £1400 per calendar month.

Scott house unit 9 £375,000 rental £1350 per calendar month

**TOTAL RENTAL INCOME PER CALENDER MONTH - £12,150**



## Discovery Mews, Copthorne Bank

All units come with share of freehold and a management company will be created once the last unit is sold.

### Agents Note

To the rear of the carpark there could be scope for further development subject to necessary consents. Please see a selection of photos for different designs. All properties are currently rented out with 2 months notice.

[https://www.worth-pc.gov.uk/Copthorne\\_Village\\_45223.aspx](https://www.worth-pc.gov.uk/Copthorne_Village_45223.aspx)





### **Location**

Copthorne Village is situated on the eastern side of Crawley close to open countryside. The property is within a short distance of local facilities including public houses, a convenience store, hairdressers, post office, florists and excellent village schools including Copthorne Preparatory. There are also a number of bus routes that provide links to the surrounding areas. Copthorne Golf Club and the Copthorne Hotel, providing gym/leisure facilities, are also close by.

### **Directions**

Junction 10 of the M23 take the A264 towards Copthorne and East Grinstead upon reaching the first roundabout take the first exit for Copthorne village leading into Brookhill Road continue along this road for approximately 3/4 of the mile and turn right into Copthorne Bank proceed along this road and after a sharp left hand you will need it see immediately see Discovery Mews located on the right-hand side.



## Mansell McTaggart Cophorne

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