



## Heath View Cottages, Copthorne Common, Copthorne

Guide Price £300,000 - £325,000

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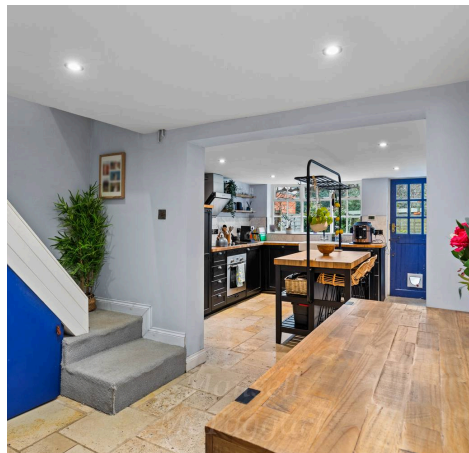
## Heath View Cottages, Cophorne Common

Council Tax Band 'C' and EPC 'E'

A fantastic opportunity for first time buyers or someone downsizing to purchase a charming 1-bedroom terraced cottage which has been lovingly renovated and modernised throughout. Located in the desirable village of Cophorne close to local amenities, schools, bus routes and the golf course. The property over the years has been lovingly refurbished throughout installing new double glazing to the front of the property, new electrics throughout, new flooring as well as a brand-newly fitted kitchen and bathroom it also has scope to the rear to extend STPP.

As you approach the property you will notice the current owners have replaced the front door to give the Victorian cottage a contemporary twist, a log store is usefully located to the front as well.

As you enter the property you are greeted with a warm and cosy living room and like the entirety of the house it has been decorated to a high standard. It features a log burner with stone hearth and oak mantelpiece above. The is large enough to house a sofa and further living room furniture. The flooring has completely been replaced with brand new under floor heated tiles running right through to the dining area and the kitchen. The dining area is large enough for a good-sized dining table and chair set, the stairs to the upstairs are off this are and feature large storage cupboards underneath.







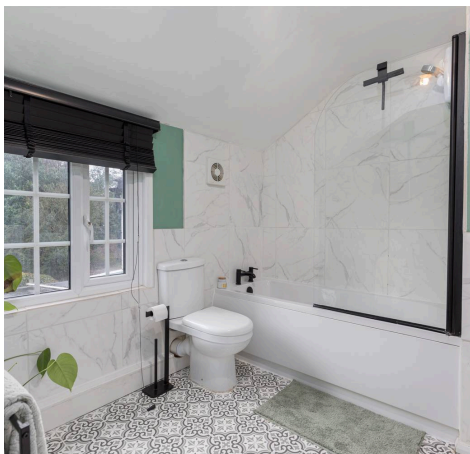
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The kitchen has recently been fitted to a high standard it features ample cupboard and drawer space as well as plenty of worktop surfaces. The floating worktop/table surface with overhanging storage space combines a practical space with a contemporary finish. Integrated appliances include an electric oven, electric hob and induction hood, dishwasher and fridge/freezer. The kitchen sink is underneath the window where you can enjoy a pleasant view of the garden.

Upstairs the bedroom is to the front of the property and is of a good size as it is big enough for a double or king size bed plus further space for furniture. The built-in wardrobes also provide some useful storage space. The bathroom is located to the rear of the property and has been fully refitted by the current owners including the tiled flooring and floor to ceiling tiles on the wall, the new suite comprises of a low-level WC, wash hand basin and panelled bath with overhead shower.

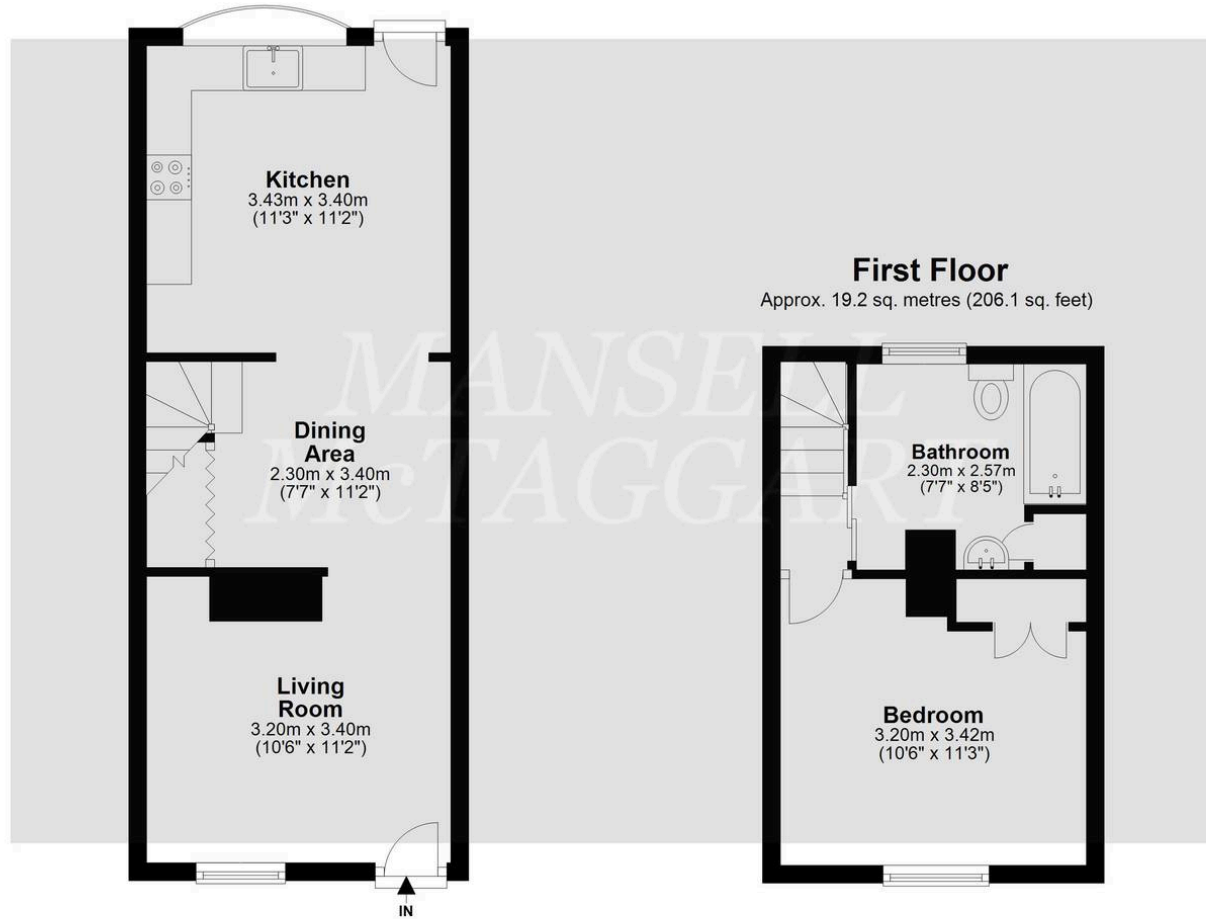
The enclosed south facing rear garden has been given a fresh lease of life by the current owners and features a patio area large enough for a table and chairs. There is a small lawn as well as mature trees and bushes plus fencing providing privacy.

**Agents Note:** The neighbour but one has a parcel of land and has made it clear that they are happy for potential purchaser to park in the allocated parking area in front of the five bar gate named ( Green Walk ), this will be discussed directly with the vendor.



## Ground Floor

Approx. 31.3 sq. metres (336.6 sq. feet)



Total area: approx. 50.4 sq. metres (542.7 sq. feet)

## Mansell McTaggart Copthorne

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