



## Arnold Place, Copthorne

Guide Price £420,000 - £430,000

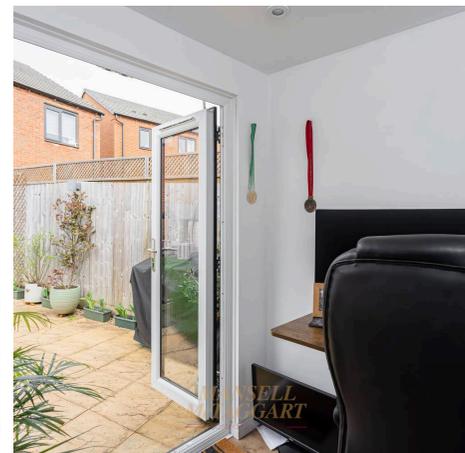
**MANSELL  
McTAGGART**  
Trusted since 1947



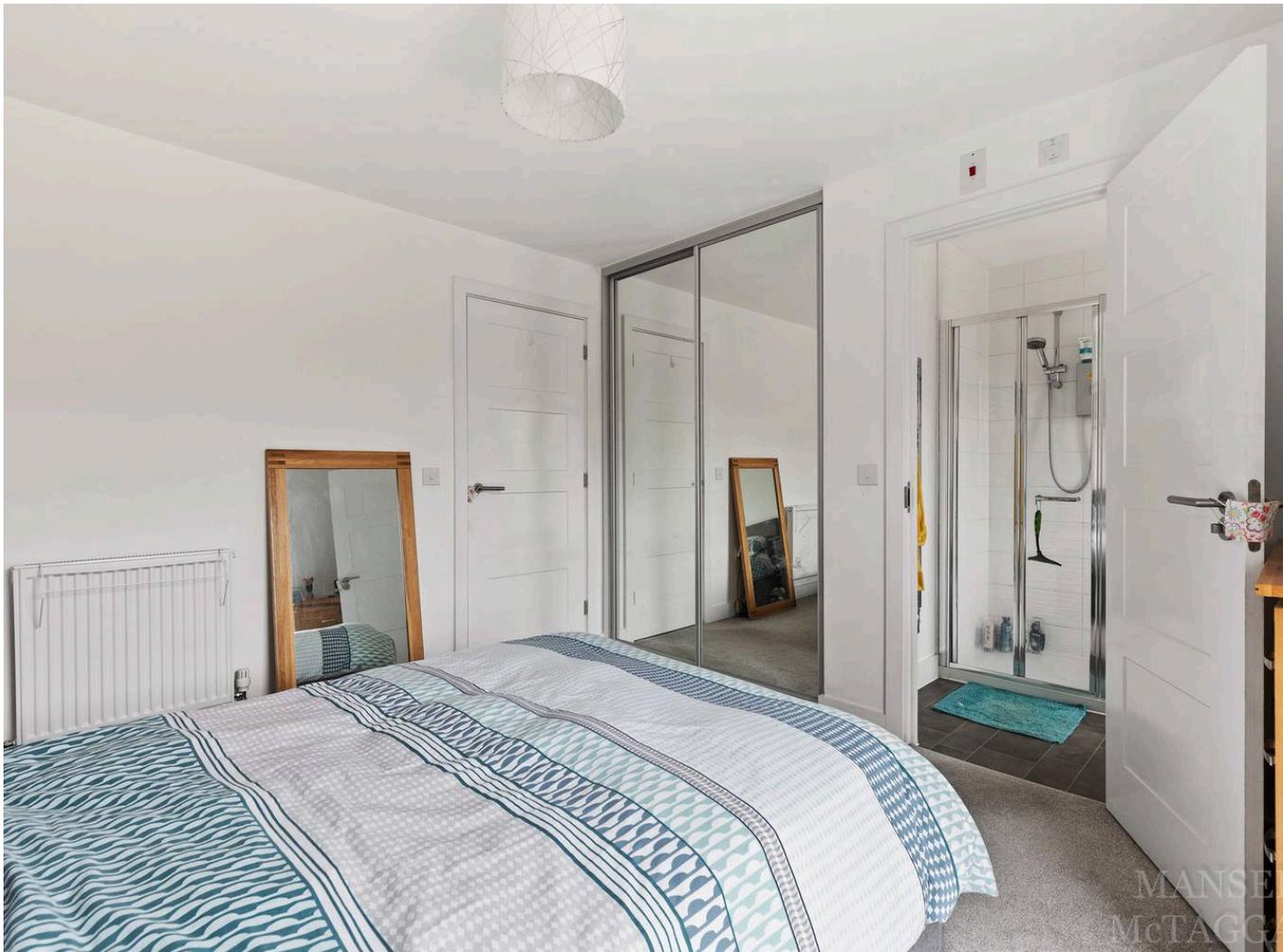


- A spacious and well-designed three-bedroom terraced family Home
- Built by Saint Modwin, located in this sought-after development, benefiting from additional upgrades
- Light and airy entrance hall-Cloakroom- Living room with patio doors overlooking for south facing rear garden
- Open plan kitchen with integrated appliances
- Master bedroom with ensuite shower, two further bedrooms, bathroom
- Off-street parking for two cars, rear access to an attractive south-facing rear garden incorporating a three-meter by two-meter outside garden room with side storage, light and power
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'B'

Mansell McTaggart presents a spacious three-bedroom home in Cophorne's sought-after Heathy Wood. Features include Nest heating controls, wood/glass stairs, and floor-to-ceiling windows. Enjoy easy access to the M23, Gatwick, and London, as well as scenic walks, a golf course, and West Sussex countryside.



Upon entering the property, a hallway grants access to all ground floor rooms and the staircase leading to the first floor. To the left, there's a storage cupboard and the entrance to the kitchen. The kitchen features integrated appliances, roll-top work surfaces, wall-mounted storage, space for a table and chairs, an electric oven, and a gas hob.



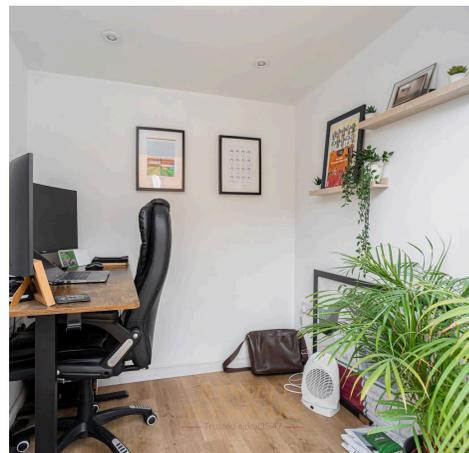
The open-plan living room offers versatile living space and French doors that open into the garden, along with a large integrated storage cupboard. The ground floor also includes a convenient downstairs WC.

On the first floor, the landing provides access to all rooms. Each of the three bedrooms is generously sized, with the master bedroom boasting an en-suite bathroom. The first floor is completed by a modern family bathroom.

Outside, the property includes two parking spaces and a south facing garden with a lawn and patio area, plus rear access and a newly constructed 6ft x 9ft outside garden room with side storage, light and power great for various uses such as an office, gym or games room.

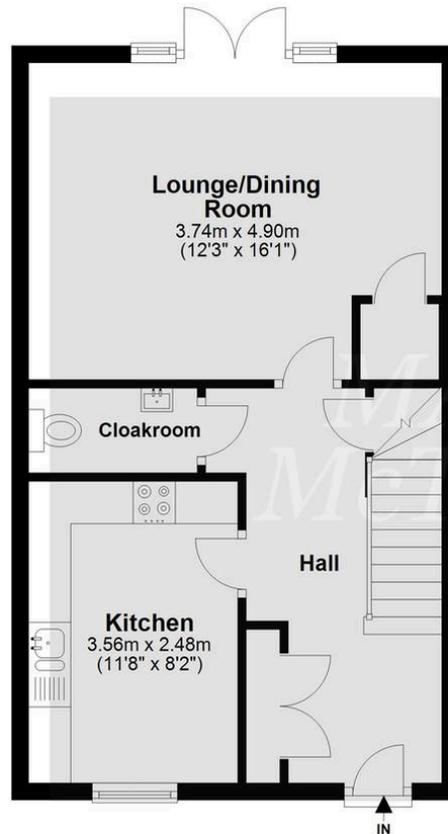
#### **Agents Note**

There is an annual Service Charge of £480. This information should be confirmed by your solicitor.



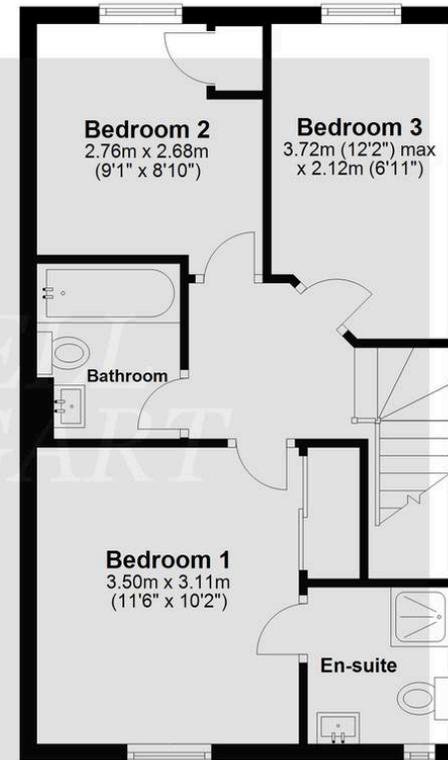
## Ground Floor

Approx. 41.7 sq. metres (448.3 sq. feet)



## First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 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 purchaser.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

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