



Fairway, Copthorne  
£425,000

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McTAGGART**  
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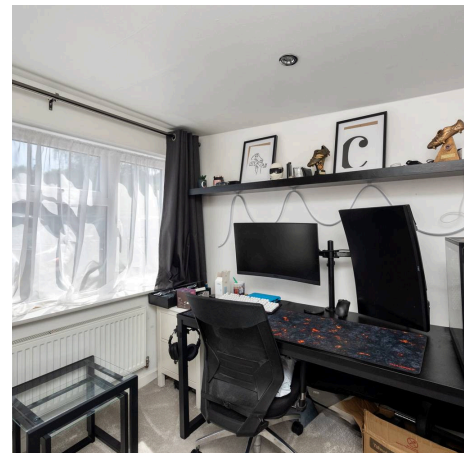
- 3-bedroom end of terrace property
- Popular village location
- Downstairs shower room, office and utility room
- Nearly popular schools
- Easily maintainable and sunny garden
- Open plan living, with modern kitchen
- Driveway and parking for two cars
- Council Tax Band 'D' and EPC 'C'

Mansell McTaggart is delighted to present this beautifully presented three-bedroom end-of-terrace family home, ideally situated in the heart of Cophthorne.

As you approach the property, you'll find a private driveway with off-road parking for two vehicles, alongside a well-kept front garden laid with low-maintenance artificial turf. A stylish front door—complete with a modern Ring doorbell.

Upon entering, you are greeted by a bright and spacious hallway. Immediately to your left is a contemporary downstairs shower room featuring a WC and vanity sink unit. Adjacent is a practical utility room with space for a washing machine and tumble dryer, a sink, and ample cupboard storage. Just beyond is a versatile room currently used as a home office, which could also serve as a guest room or playroom, with a window overlooking the front of the property.

The heart of the home is the impressive open-plan living, kitchen, and dining area—perfect for family living and entertaining. The living area comfortably accommodates both a two- and four-seater sofa as well as a TV unit.



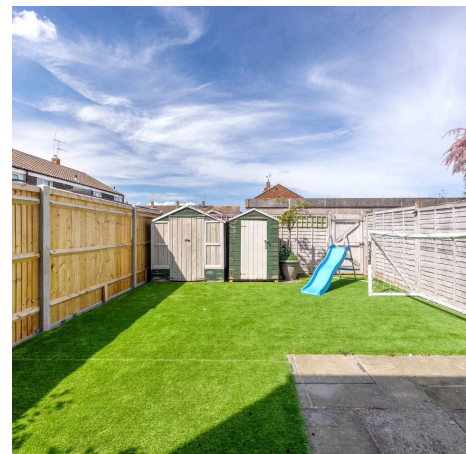
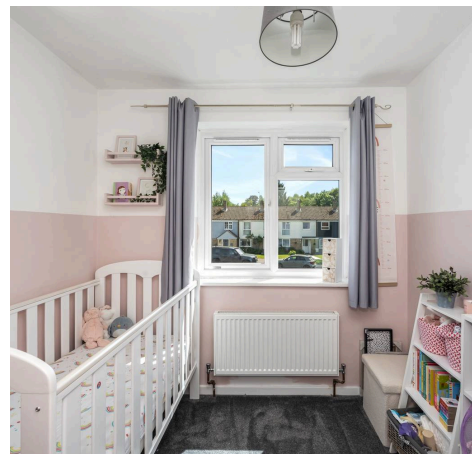




The dining space fits a six-person table and opens out onto the garden via sliding patio doors. The modern kitchen is in excellent condition and features an integrated oven and hob, space for a fridge-freezer and dishwasher, and a stylish breakfast bar that doubles as additional workspace. A new combi boiler is housed discreetly in one of the cupboards, and a large walk-in pantry provides even more storage.

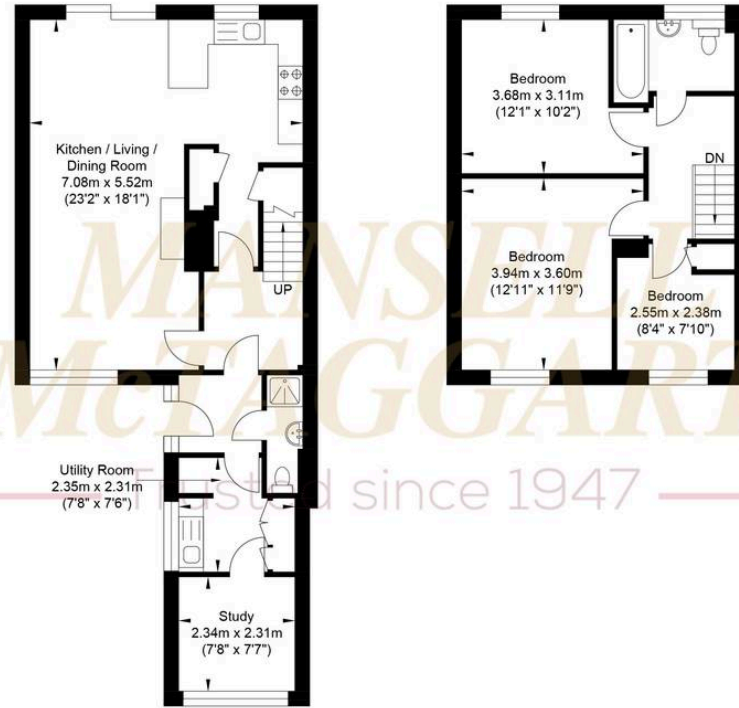
Upstairs, you will find three bedrooms and a well-appointed family bathroom. There are two generous double bedrooms and a spacious single with built-in storage. The family bathroom includes a full-sized bath with a shower attachment, WC, sink unit, and a heated towel rail, all illuminated by a new rear-facing double-glazed window. The primary bedroom overlooks the front garden through a large window, while the second double benefits from views over the rear garden through a newly installed window.

The rear garden is private, low-maintenance, and ideal for outdoor living. It features artificial turf, a paved patio area perfect for seating and dining, and a secure rear gate offering convenient access—ideal for pets, bikes, or gardening.



This property offers stylish, practical living in a sought-after location, perfect for families.

## Fairway



Ground Floor  
 Approximate Floor Area  
 588.14 sq ft  
 (54.64 sq m)

First Floor  
 Approximate Floor Area  
 420.65 sq ft  
 (39.08 sq m)

Approximate Gross Internal Area = 93.72 sq m / 1008.79 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Copthorne

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