



Brookhill Road, Copthorne  
£650,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —







- Attractive and well-designed three-bedroom detached bungalow
- Set on a larger-than-average plot of approximately one-third of an acre
- Welcoming entrance hall leading to a light and airy living area
- Spacious kitchen/breakfast room
- Three well-proportioned bedrooms - Modern shower room
- Large frontage with off-street parking for numerous vehicles - Detached garage
- Generous south-east facing rear garden
- Enormous scope for extension or redevelopment (subject to planning permission)
- Council Tax Band 'E' and EPC 'E'

An attractive and well-maintained three-bedroom detached bungalow, set within a larger-than-average plot of approximately one-third of an acre (to be verified). Set back from the road, the property benefits from a generous frontage with off-street parking for 5 to 6 cars and a single garage with an up-and-over door. Mature hedging along the boundaries provides privacy, with side access to the rear garden available from both sides. The front garden features a large lawn, well-stocked flower borders, and a path leading to the front door.

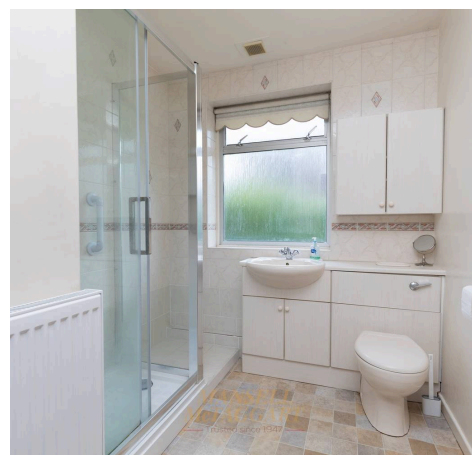






Inside, a glazed door opens into a welcoming hallway with space for coats and shoes. The light and airy living room offers ample space for two 3-seater sofas and other freestanding furniture. There are three spacious bedrooms, each with ample space for beds and storage, and a family shower room featuring a cubicle, WC, wash basin with storage, and a side window. The kitchen/breakfast room is situated at the rear of the property and is equipped with a range of base units, roll-top work surfaces, and space for a gas oven, fridge-freezer, washing machine, and dishwasher.

Patio doors open onto the rear garden, which is south-east facing and beautifully laid out with mature hedging, trees along the boundaries, and a secluded area formerly used for growing vegetables. The garden's size and orientation make it ideal for both relaxation and entertaining, with **considerable scope for further expansion** (subject to planning permission).



## Ground Floor

Approx. 86.9 sq. metres (935.4 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 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 buyer.  
Plan produced using PlanUp.

## Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

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

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

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