



## Church Lane, Copthorne

Guide Price £425,000 - £450,000

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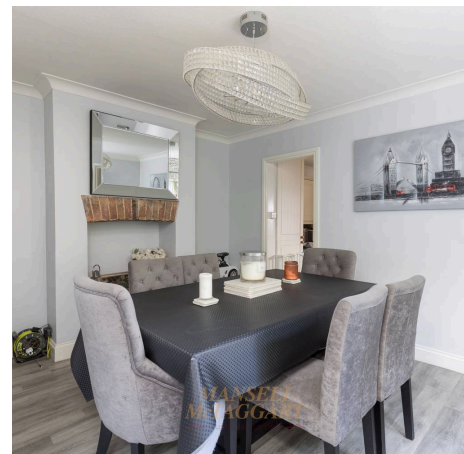




- Council Tax Band 'D' and EPC 'tbc'

An attractive and redesigned three-bedroom semi-detached home in the heart of Copthorne nestled in the sought-after and picturesque village of Copthorne, this older-style semi-detached home has been thoughtfully redesigned, offering charm, character, and modern potential. The property enjoys an excellent position within the village, with local shops, schools, and countryside walks all within easy reach, while also providing convenient access to Crawley, East Grinstead, Gatwick, and the M23/M25 road network.

Upon entering the property, you are welcomed into a bright entrance lobby with stairs leading to the first floor and access to the main living spaces. The living room is of generous proportions, enhanced by a large bay window that floods the space with natural light. Blinds are fitted for privacy, and an attractive feature fireplace creates a welcoming focal point for the room. The dining room provides flexible accommodation, with a large recess currently arranged as a study area—ideal for working from home—while still leaving ample room for a six-seater dining table and further furniture. Positioned to the rear, the kitchen is fitted with a stylish range of wall and base units, complemented by a gas hob and electric oven. There is space and plumbing for a dishwasher and fridge/freezer, with the room finished off with practical ceramic tiled flooring. Beyond the kitchen, an inner hallway leads to a utility area, offering excellent potential for modernisation and finishing touches to suit the new owner's style. The ground floor shower room has been updated to include a walk-in shower, low-level WC, wash hand basin, radiator, recessed spotlights, and part-tiled walls.







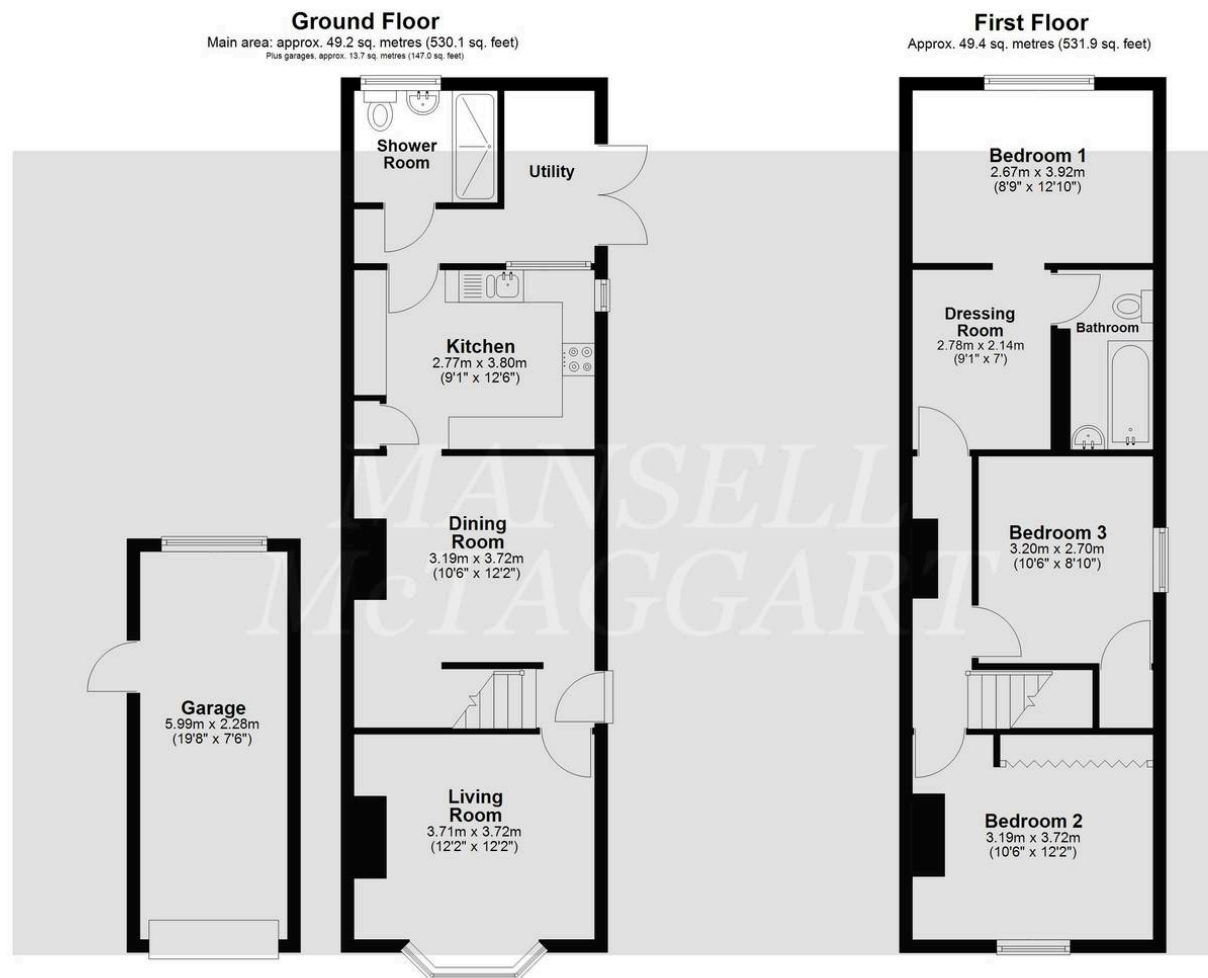
Upstairs, the accommodation is well-balanced with three bedrooms. The front-facing double bedroom is particularly spacious, benefiting from fitted wardrobes running along one wall, providing generous storage. A further good-sized bedroom to the side enjoys plenty of natural light and offers space for freestanding furniture. The master bedroom is located at the rear, enjoying a pleasant outlook over the garden. It includes a walk-in dressing area, which could easily be adapted as a nursery, home office, or fourth bedroom if required. The en-suite/family bathroom is fitted with a panelled bath, wash hand basin, low-level WC, radiator, recessed spotlights, and part-tiled walls.

To the front of the property is a private driveway with parking for one vehicle, with scope to create additional parking if required. A large side access leads to a detached garage with power, lighting, an up-and-over door, and a pedestrian door to the rear garden. The garden itself is mainly laid to lawn and patio, providing a wonderful space for outdoor entertaining and relaxation. Attractive shrubs and established flowerbeds border three sides, with wooden panel fencing creating a private and secure boundary.

**Agents Note:**

Planning permission was granted for a ground floor side extension and first floor rear extension (DM/19/5083). Plans and a link to the application can be found on the Mid Sussex website.





Main area: Approx. 98.7 sq. metres (1062.0 sq. feet)  
Plus garages, approx. 13.7 sq. metres (147.0 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.

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