



St. Francis Gardens, Copthorne

Guide Price £375,000 – £400,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

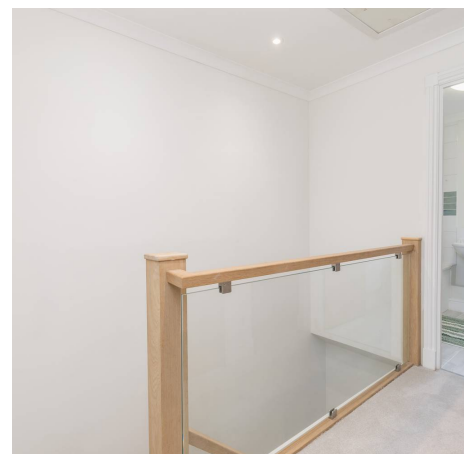




- Beautifully presented terraced home situated in an exclusive cul-de-sac location
- Modernised and upgraded to a high specification
- Generous light and airy lounge/dining room overlooking the rear garden
- Contemporary kitchen with integrated appliances
- Two double bedrooms - Family bathroom and en-suite shower room
- Private rear garden -Off-street parking
- Short walk to the village high street
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'C'

Situated within an exclusive and peaceful cul-de-sac, this beautifully presented terraced home effortlessly combines contemporary style with everyday comfort. Recently re-modernised to a high specification throughout, the property has been designed with attention to detail, offering a refined living environment.

Upon entering, you are welcomed by an entrance hall with plenty of space for shoes and coats and access to an elegantly designed lounge/dining room – a bright, open-plan area that serves as the heart of the home. Large windows invite natural light to flood the space, enhancing the sense of openness and warmth. This versatile area is ideal for both relaxing with family and hosting guests, seamlessly connecting to the rear garden for an easy indoor-outdoor flow.





The beautifully appointed kitchen has been thoughtfully crafted with both aesthetics and practicality in mind. It features sleek work surfaces, high-gloss cabinetry, and premium integrated appliances, providing the perfect environment for those who enjoy cooking or entertaining. The attention to detail continues with tasteful lighting, high-quality flooring, and subtle modern finishes that create a truly contemporary feel. A convenient downstairs cloakroom completes the ground floor, adding everyday practicality.

Upstairs, the home offers two generously sized double bedrooms, both finished to an exceptional standard. The primary bedroom benefits from a luxurious en-suite shower room, complete with stylish tiling and high-end fittings, creating a private sanctuary for rest and rejuvenation. The second bedroom is equally well-proportioned and served by a beautifully designed family bathroom, featuring a modern suite and elegant décor.

Outside, the property continues to impress with a private, low-maintenance rear garden. This tranquil outdoor space is perfect for morning coffee, weekend barbecues, or simply unwinding in the fresh air. The patio area provides an ideal setting for outdoor dining, while tasteful landscaping ensures a pleasant backdrop year-round.

Additional benefits include off-street parking, offering convenience and peace of mind.

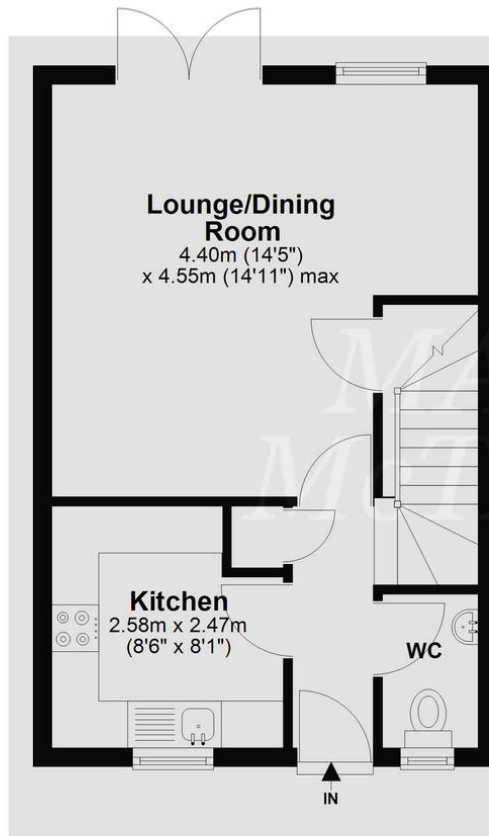
Agents Note

There is an annual service charge of £300.00



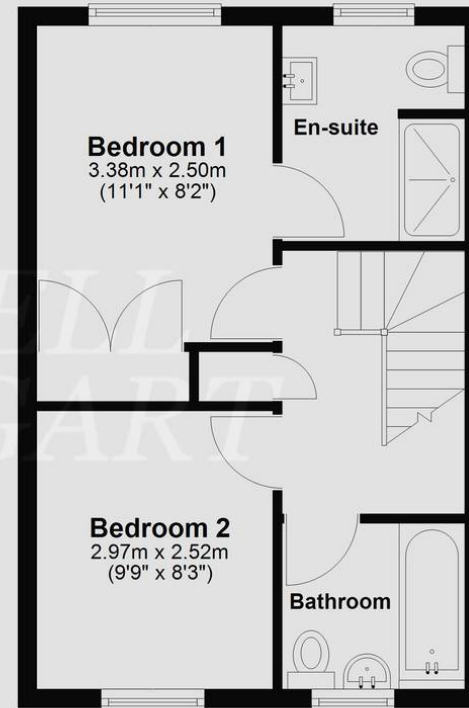
Ground Floor

Approx. 32.3 sq. metres (347.7 sq. feet)



First Floor

Approx. 32.3 sq. metres (347.5 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 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 buyer.
Plan produced using PlanUp.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.