



New Town, Copthorne
£525,000

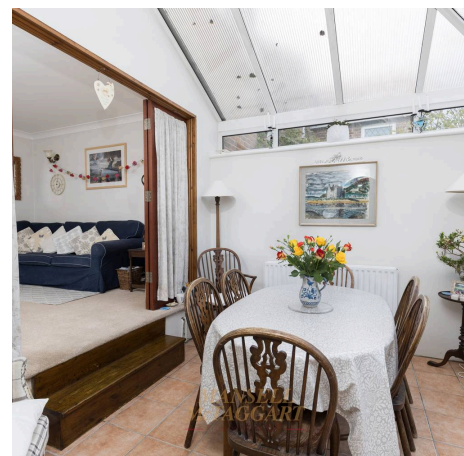
**MANSELL
McTAGGART**
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- An extended and attractive four-bedroom Victorian semi-detached family home
- Scope for further enlargement with loft area already designed for fifth bedroom with en-suite if required (to our knowledge, there are no building regs or planning permission) (STPP)
- Entrance hall- Living room-Dining room- Conservatory
- Kitchen-Utility room- Downstairs bathroom
- Three double bedrooms, a further single bedroom, and a family bathroom
- Bloc paved off-street parking – garage with light and power, and access to the rear garden
- Landscaped east-facing rear garden with a wooden frame outbuilding with versatile uses, such as a gym or home office if required
- Council Tax Band 'C' and EPC 'tbc'

An extended and well-designed four-bedroom semi-detached Victorian home, this property offers generous living space and excellent potential for further enlargement (STPP). The loft has already been designed to accommodate a fifth bedroom with an en-suite, subject to the usual planning permissions.



To the front, an attractive block-paved driveway provides parking for two vehicles, complemented by well-maintained shrub borders and flowerbeds. A garage with an up-and-over door offers additional storage and benefits from rear access to the east-facing garden. A half-glazed entrance door sits beneath a canopy with quarry-tiled flooring, opening into a welcoming hallway with stairs rising to the first-floor landing.



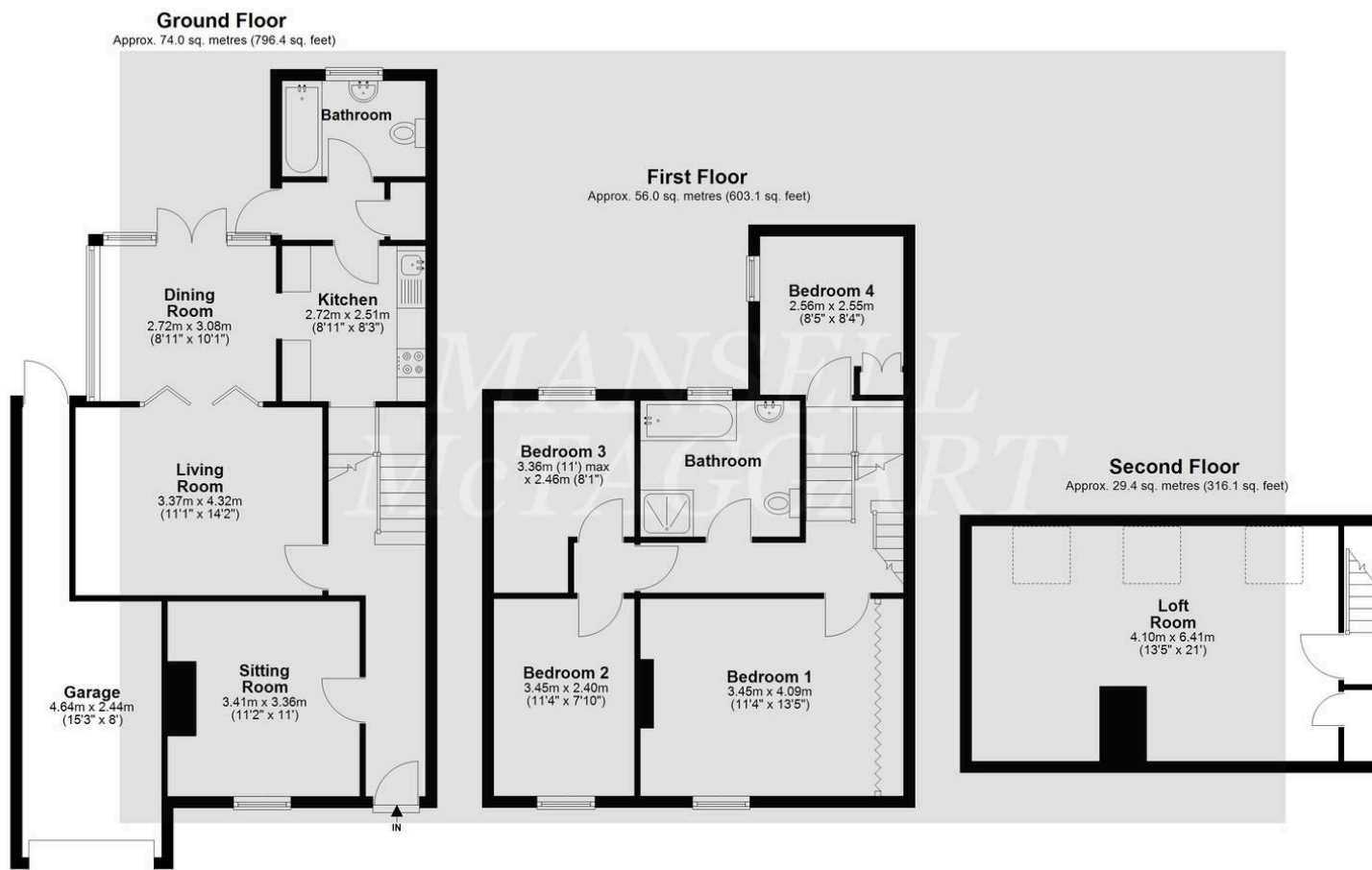
At the front of the property, the living room features an open fireplace and ample space for multiple seating arrangements, as well as freestanding furniture. The spacious dining room accommodates a large eight-seater table and leads, via steps, into a part-brick UPVC-framed conservatory that enjoys views over the beautifully landscaped rear garden. The kitchen is equipped with a range of wall and base units, work surfaces, a sink unit, an integrated gas hob and electric oven, as well as additional space for a dishwasher and fridge/freezer. From here, a utility room provides further storage, shelving, plumbing for a washing machine, and a stable door opening into the rear garden. A downstairs bathroom completes the ground floor, offering a panelled bath, wash hand basin, low-level WC and part-tiled walls.

Ascending the stairs, a half-landing leads to a single bedroom overlooking the rear garden. The main landing provides access to three further bedrooms—one of which is a generous double with bespoke fitted wardrobes—along with a family bathroom featuring a panelled bath, separate shower cubicle, low-level WC, heated towel rail, radiator, recessed spotlights, extractor fan, and a frosted rear window.

Steps ascend to the loft area, where Velux windows frame rear views. This substantial space offers the opportunity to create an impressive fifth bedroom with an en-suite shower room, if desired (STPP).

The east-facing rear garden is a highlight, beginning with a paved patio and extending via a central pathway, bordered by a lawn, mature shrubs, and colourful flowerbeds. At the far end, a versatile timber cabin provides excellent potential for use as a home office, gym, or studio.





Total area: approx. 159.4 sq. metres (1715.5 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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