



**St. Francis Gardens, Copthorne**  
**£325,000**

**MANSELL  
McTAGGART**  
Trusted since 1947





- 2 double bedroom ground floor maisonette
- Converted from a former schoolhouse
- Spacious living/dining room
- Refitted kitchen with integrated appliances
- Refitted shower room
- Direct access to communal front garden
- Residents' parking
- Easy access to M23/M25 commuter routes to London, Gatwick and Brighton
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'D' and EPC 'tbc'

A rare opportunity to purchase a two double bedroom ground floor maisonette in a quiet corner of Copthorne village, offering excellent access to local amenities and nearby transportation links.

A bright and spacious entrance hall, laid to wooden flooring, provides storage by way of two built in cupboards, one of which has space for a tumble dryer. At the front of the property is a large living/dining room, with two windows overlooking the garden to the front. There is ample space for a lounge suite and a good size dining table and chairs.

The refitted kitchen has a window to the rear and is fitted with an attractive range of white gloss wall and base units. There is a stainless steel sink drainer unit set into worktops, integrated oven and gas hob with extractor over, integrated dishwasher and fridge/freezer, space and plumbing for a washing machine. The combi boiler is wall mounted, having been installed by the current owner.





The bedrooms are both of a particularly generous size. Bedroom one is at the rear and fitted with wardrobes to the length of one wall. Bedroom two has a window to the front and is another double room, both laid to wooden flooring. The re-fitted shower room is another improvement by the current owners, with a walk-in shower cubicle, low level WC, wash hand basin and wall mounted heated towel rail. Finished with tiled walls and laminate flooring, there is a handy cupboard providing additional storage.

Outside there is residents' parking immediately to the front of the property. The front garden is communal but located directly to the front of this maisonette, so has been enjoyed by the current owner as an ideal space to sit in the sunshine.

This bright and spacious maisonette has been vastly improved by the current owners, providing the feel of a modern bungalow or garden flat, set in a delightful location. There is easy access to local amenities, while commuters will appreciate the proximity of the M23/M25 motorways and Three Bridges mainline station.

#### **Lease Details**

Length of Lease: 125 years from 1 July 1997 (96 years remaining (2026))

Annual Service Charge – £371.50

Service Charge Review Period – July

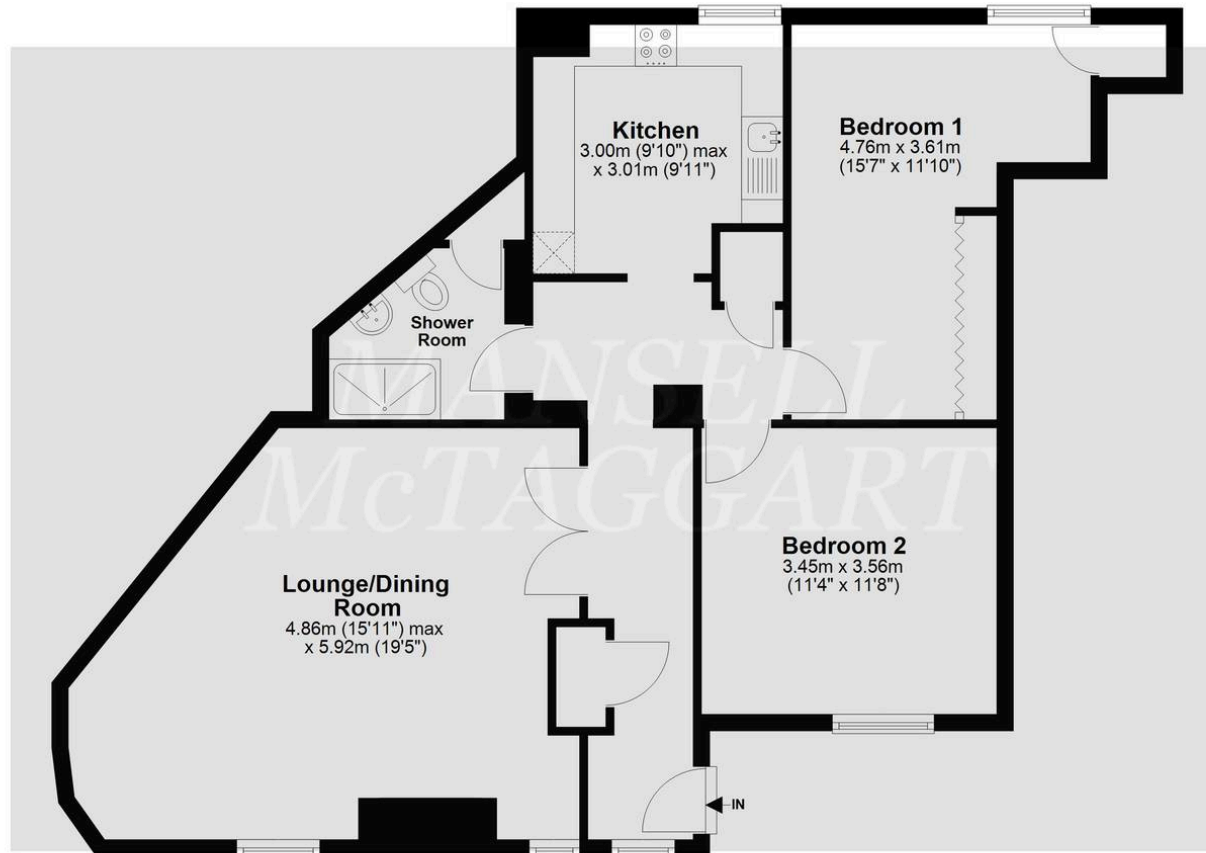
Annual Ground Rent – Peppercorn

Lease details have been provided by the Vendor. This information should be confirmed by your solicitor.



## Ground Floor

Approx. 80.7 sq. metres (868.5 sq. feet)



Total area: approx. 80.7 sq. metres (868.5 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.

## 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/)

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.