



— Trusted since 1947 —

Sopers, Turners Hill

Guide Price £335,000 – £345,000

**MANSELL
McTAGGART**
— Trusted since 1947 —



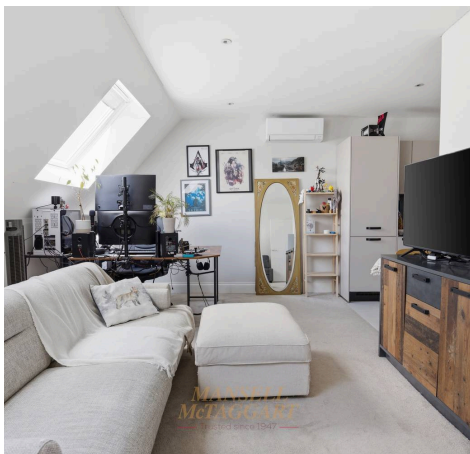


- An attractive and well-designed two-bedroom coach house
- Built by Greenplan Designer Homes in 2020, situated in a quiet cul-de-sac location
- Private entrance hall with stairs leading to 1st floor landing-Storage space
- Open plan kitchen/living room with integrated appliances
- Master bedroom with fitted wardrobes-Second bedroom with windows overlooking open fields
- Family bathroom-Off-street parking-Garage
- 100% mortgage may be available – speak to our recommended Finance Planning Mortgage Adviser to check eligibility
- Council Tax Band 'B' and EPC 'B'

An attractive and beautifully designed two-bedroom coach house, built in 2020 by Greenplan Designer Homes, is ideally situated in a quiet cul-de-sac within the picturesque village of Turners Hill.

The property is approached via a private driveway leading to block-paved parking and a garage featuring an up-and-over door. A private front entrance opens to a staircase rising to the main accommodation, where a spacious landing provides access to a useful storage cupboard, along with an additional cupboard housing a washing machine.

The interior is thoughtfully laid out and finished to a high standard throughout. The open-plan living, dining, and kitchen area is bright and inviting, enhanced by double Velux windows that flood the space with natural light.





The kitchen is fitted with a contemporary range of wall and base units, complemented by work surfaces incorporating a sink unit, as well as integrated appliances including a fridge freezer and dishwasher. An induction hob completes the modern setup. The living area offers ample space for comfortable seating and can easily accommodate a four-person dining table.

The principal bedroom is a generously sized double room, featuring bespoke fitted wardrobes. The second bedroom is also well-proportioned, making it ideal for guests, a home office, or additional living space. The bathroom is well-appointed with a panelled bath and separate shower unit, pedestal wash basin, low-level WC, heated towel rail, recessed spotlights, partial tiling, and a frosted rear-facing window.

Lease Details

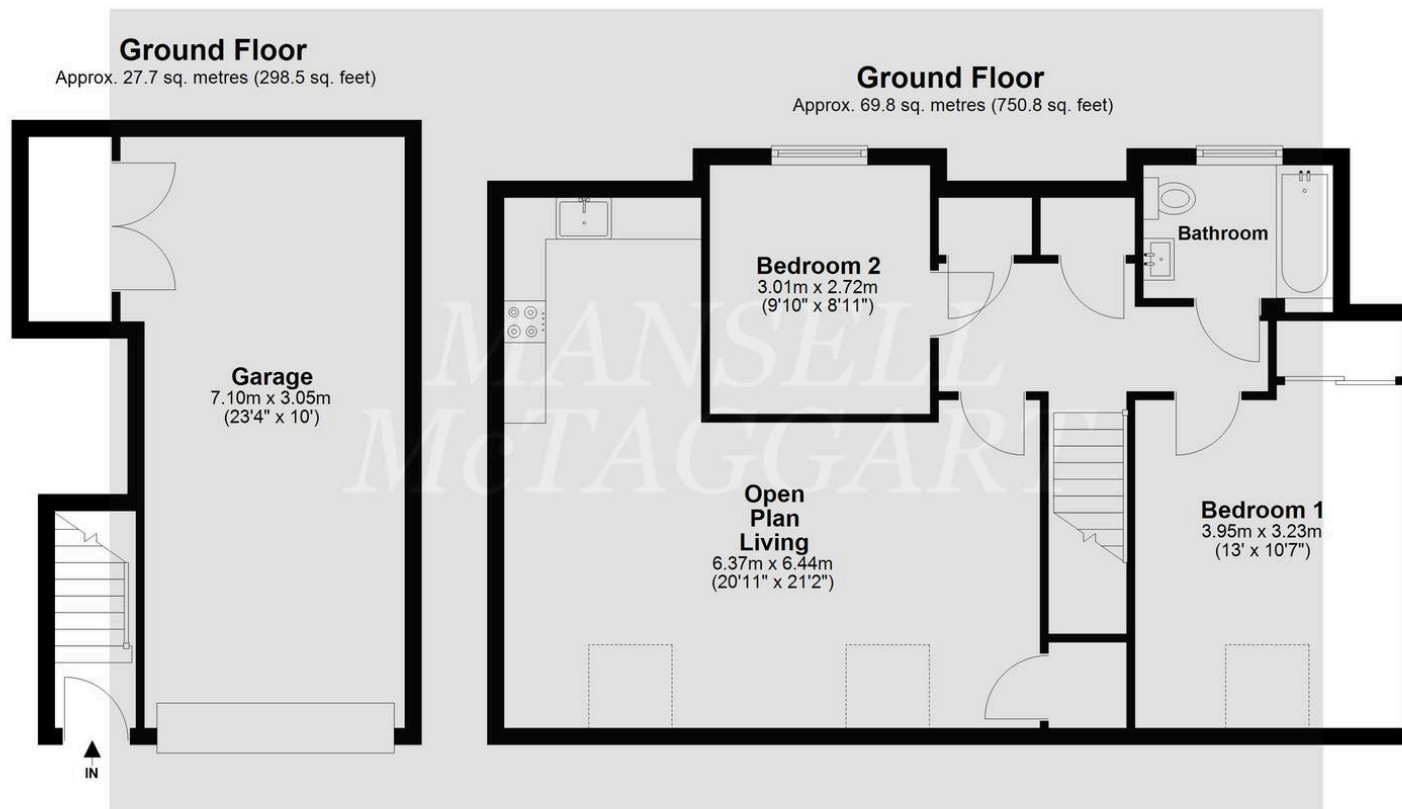
Length of Lease: 999 years from 2020

Annual Service Charge – £70 (which includes ground rent and maintenance)

Service Charge Review Period – April

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





Total area: approx. 97.5 sq. metres (1049.3 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.