

Guide Price

£700,000

Brookhill Road, Copthorne, Crawley



- Private Road
- Detached Family Home
- Four Bedrooms
- Ensuite and family bathroom
- Kitchen/Dining Room
- Lounge and Playroom
- Utility and Downstairs W.C.
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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## Elderberries, Brookhill Road, Copthorne, Crawley, West Sussex RH10 3PL

Garnham H Bewley are delighted to bring to the market this beautifully presented four-bedroom detached family home. Elderberries, built circa 2006, is a unique, one-off property located on a private road serving just four homes, perfectly positioned in the heart of the village. The property offers generous and versatile accommodation, making it ideal for families or professional couples alike. A viewing is highly recommended to fully appreciate the space, setting, and convenience, with local schools and amenities all within easy reach.



Welcome  
Home



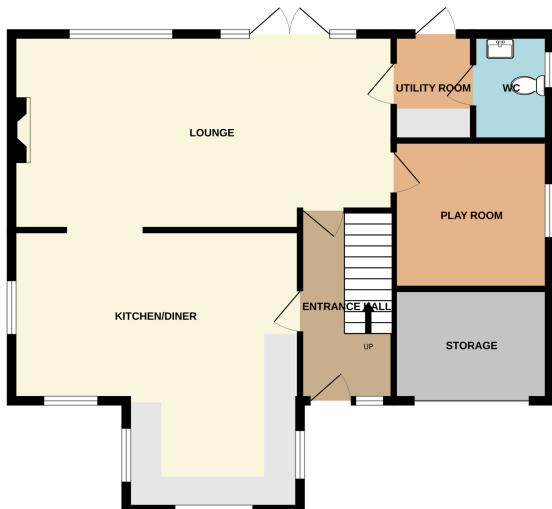
The ground floor comprises a spacious living room featuring an attractive fireplace, creating a welcoming space ideal for relaxing or entertaining. The modern kitchen/breakfast room is particularly impressive, offering ample worktop and storage space along with room for a 6–8 seater dining table. There is direct access to the playroom which is versatile in its use. A utility area and downstairs WC are located to the rear of the property, adding further practicality.

To the first floor are four well-proportioned bedrooms. The principal bedroom is a large double benefitting from an en-suite bathroom. Bedrooms two and three are also doubles, while bedroom four is a generous single. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin.

Externally, the property continues to impress. To the front is driveway parking for up to three vehicles, along with an electric vehicle charging point. The rear garden features a patio area and artificial lawn, providing a low-maintenance and private outdoor space—perfect for entertaining and safe for children to enjoy. Overall, this superb home combines privacy, space, and a central village location, making it a rare and highly desirable opportunity.

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GROUND FLOOR  
827 sq.ft. (76.9 sq.m.) approx.



## Accommodation

### Ground Floor Entrance Hall

**Kitchen/Dining Room**  
17' 10" x 17' 4" (5.44m x 5.28m)

**Lounge**  
23' 7" x 12' 2" (7.19m x 3.71m)

**Playroom**  
9' 7" x 9' 3" (2.92m x 2.82m)

**Utility**  
6' 8" x 4' 11" (2.03m x 1.50m)

### Downstairs W.C.

### First Floor Landing

**Main Bedroom**  
16' 11" x 12' 5" (5.16m x 3.78m)

### En-suite

**Bedroom 2**  
10' 5" x 10' 0" (3.17m x 3.05m)

**Bedroom 3**  
10' 3" x 10' 2" (3.12m x 3.10m)

**Bedroom 4**  
10' 7" x 6' 4" (3.23m x 1.93m)

**Family Bathroom**  
10' 10" x 5' 0" (3.30m x 1.52m)

### Outside Garden

### Driveway

1ST FLOOR  
Garnham H Bewley  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1569 sq.ft. (145.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating                    |         |                        |
|---|---------|------------------------|
|   | Current | Potential              |
| Very energy efficient - lower running costs |         |                        |
| (92+)                                       | A       | 86                     |
| (81-91)                                     | B       |                        |
| (69-80)                                     | C       | 78                     |
| (55-68)                                     | D       |                        |
| (39-54)                                     | E       |                        |
| (21-38)                                     | F       |                        |
| (1-20)                                      | G       |                        |
| Not energy efficient - higher running costs |         |                        |
| England, Scotland & Wales                   |         | EU Directive 2020/1180 |

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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