

Price

£735,000

Garnham  
H Bewley

51 Copthorne Road, Felbridge,



- Detached Family Home
- Generous Living Space
- Four Well-Proportioned Bedrooms
- Scope for Cosmetic Updating
- Fitted Kitchen & Utility Room
- Downstairs Shower Room & Family Bathroom
- Beautiful Mature Gardens
- Driveway & Integral Garage

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 51 Copthorne Road, Felbridge, Surrey RH19 2PB

Garnham H Bewley are pleased to bring to the market this spacious detached character family home, offering generous living accommodation and set within attractive mature gardens. While the property would benefit from some cosmetic updating throughout, it presents a fantastic opportunity to create a truly special home in a sought-after location.

With its well-proportioned rooms, original features, and excellent layout, this home offers great potential for modernisation and personalisation. The ground floor comprises a welcoming entrance hall leading into the dining room, which features a charming fireplace, front-facing window, and stairs to the first floor. The dining room connects to a spacious, dual-aspect lounge, also with a fireplace and double doors opening to the rear garden. The kitchen is fitted with a range of wall and base units, work surfaces, a 1½ bowl sink with drainer, space for a fridge/freezer, integrated oven, and space for a dishwasher. A door leads into the utility room, which provides space for a washing machine, access to a downstairs shower room, internal garage access, and a further door to the rear garden.

Upstairs, the landing gives access to four good-sized bedrooms. The master bedroom has two front-facing windows, a built-in wardrobe, and access to the balcony. Bedroom two also benefits from garden views, a built-in wardrobe, and balcony access. Bedrooms three and four are positioned at the front and rear respectively. The family bathroom includes a panel-enclosed bath, wash hand basin, low-level W.C., and a rear-facing window.

Outside, the property sits within well-maintained gardens, predominantly laid to lawn with mature borders and shrubs. A patio area to the rear offers space for outdoor seating, and the garden wraps around the side of the house. To the front, a driveway provides access to the integral garage and off-road parking. This is a wonderful opportunity for buyers looking to put their own stamp on a character home with plenty of potential, both inside and out. Early viewing is recommended

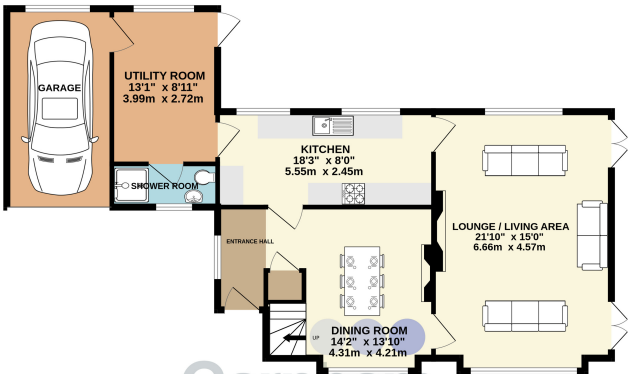


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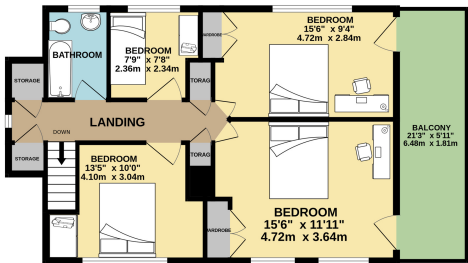
# Accommodation

GROUND FLOOR  
1000 sq.ft. (92.9 sq.m.) approx.



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H Bewley

1ST FLOOR  
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1688 sq.ft. (156.8 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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## NEAREST STATIONS

East Grinstead Station - 2.0 miles

Dormans Station - 2.4 miles

Lingfield Station - 3.0 miles

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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