

Offers In Region Of

£320,000

Garnham  
H Bewley

10 Brookhill Road, Copthorne



- Character Features
- Lounge With Feature Fireplace
- Dining Room With Feature Fireplace
- Fitted Kitchen
- Family Bathroom
- Generous Sized Garden
- No Onward Chain
- Two Bedroom Semi Detached

For further information contact Garnham H Bewley:

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





## 10 Brookhill Road, Copthorne, West Sussex RH10 3QL

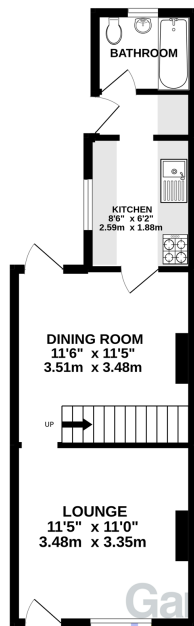
Garnham H Bewley are delighted to offer for sale this wonderful two bedroomed character home located within the heart of Copthorne village offered to the market with no onward chain. The property has great scope for updating and enjoys a wonderful sized rear garden ready for the new owners to put their own stamp on this charming home.

The ground floor accommodation consists of a bright and airy lounge with a window to front aspect, cast iron feature working fireplace and an opening through to the dining room. The dining room enjoys a wonderful cast iron feature fireplace, exposed beams, stairs to the first-floor landing, door to garden and an opening through to the fitted kitchen. The kitchen is fitted with base level units with area of worksurfaces, inset sink/drainers, space for kitchen appliances, window to the side aspect and an opening through to the laundry area which has access onto the garden. To the rear of the property is the bathroom fitted with a panelled enclosed bath with shower over, low-level W.C., vanity style wash hand basin, part tiled walls and a window to the rear aspect. The first floor accommodation consists of two double bedrooms of which the master bedroom is situated to the front of the property and enjoys a cast iron fireplace and plenty of room for bedroom furniture. Bedroom two is situated to the rear of the property and has plenty of built-in storage over the stairs, cupboard housing the hot water cylinder, feature cast iron fireplace and a window to the rear aspect enjoying a wonderful view over the rear garden.

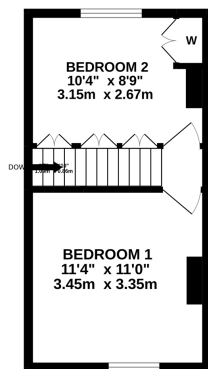
Outside, to the front of the property is a fence enclosed front garden with a path to front door and side access to the rear. The rear garden is mainly laid to lawn with a brick path, established shrubs and plenty of space for everyone to enjoy. The property is situated in the wonderful village of Copthorne which is within close proximity to Gatwick Airport, the M23, M25, Three Bridges and Crawley railway station, Popular primary and secondary schools and an array of shops within the village.

Welcome  
Home

For further information contact Garnham H Bewley:  
Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)



1ST FLOOR



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.  
Made with Metroplan ©2022



# Accommodation

## Lounge

11' 0" x 11' 4" (3.35m x 3.45m)

## Dining Room

11' 6" x 11' 4" (3.51m x 3.45m)

## Kitchen

8' 6" x 6' 2" (2.59m x 1.88m)

## Laundry Area

## Downstairs Bathroom

## First Floor

## Master Bedroom

11' 4" x 11' 0" (3.45m x 3.35m)

## Bedroom 2

10' 4" x 8' 9" (3.15m x 2.67m)

## Rear Garden

For further information contact Garnham H Bewley:

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





#### NEAREST RAILWAY STATIONS

Gatwick Airport Station

2.0 miles

Three Bridges Station

2.2 miles

Horley Station

2.6 miles

**East Grinstead**  
**01342 410227**

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

For further information contact Garnham H Bewley:

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