

Guide Price  
£420,000

£410,000

Garnham  
H Bewley

5 Arnold Place, Copthorne,



- Terraced Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- En-suite and Family Bathroom
- Living Room
- Stunning Garden Room
- Two Allocated Parking Spaces
- Remaining NHBC Warranty

For further information contact Garnham H Bewley:

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## 5 Arnold Place, Copthorne, West Sussex RH10 3YB

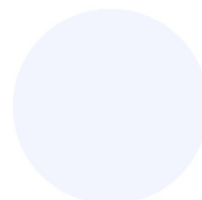
Guide Price £410,000 to £420,000. Garnham H Bewley are pleased to present to the market this spacious three-bedroom home in Copthorne's sought-after Heathy Wood. Features include Nest Heating controls, wood/glass stairs, floor-to-ceiling windows and south facing garden. Enjoy easy access to the M23, Gatwick, and London, as well as scenic walks, a golf course, and West Sussex countryside.

Upon entering the property, a hallway grants access to all ground floor rooms and the staircase leading to the first floor. To the left, there's a storage cupboard and the entrance to the kitchen. The kitchen features integrated appliances, roll-top work surfaces, wall-mounted storage, space for a table and chairs, an electric oven, and a gas hob. The open-plan living room offers versatile living space and French doors that open into the garden, along with a large integrated storage cupboard. The ground floor also includes a convenient downstairs WC.

On the first floor, the landing provides access to all rooms. Each of the three bedrooms is generously sized, with the master bedroom boasting an en-suite bathroom. The first floor is completed by a modern family bathroom.

Outside the garden has a patio area ideal for entertaining and leading to lawn with the added bonus of the stunning garden room which comes complete with light, power, fully insulated with underfloor heating and storage room to the side. There is rear access from the garden leading to the allocated parking

Internal viewings are highly recommended.



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# Accommodation

## Ground Floor Entrance Hall

### Downstairs W.C.

6' 8" x 3' 3" (2.03m x 0.99m)

### Kitchen/Breakfast Room

11' 8" x 8' 1" (3.56m x 2.46m)

### Living Room

16' 0" x 12' 2" (4.88m x 3.71m)

## First Floor Landing

### Main Bedroom

11' 4" x 10' 2" (3.45m x 3.10m)

### En-suite

6' 0" x 5' 6" (1.83m x 1.68m)

### Bedroom 2

9' 0" x 8' 9" (2.74m x 2.67m)

### Bedroom 3

12' 2" x 6' 11" (3.71m x 2.11m)

### Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

## Outside Garden

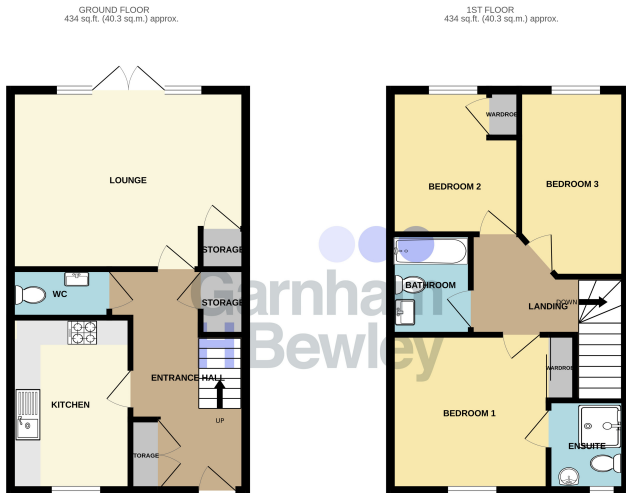
### Garden Room

6' 1" x 5' 8" (1.85m x 1.73m)

### Storage Room

6' 1" x 5' 2" (1.85m x 1.57m)

## Allocated Parking



TOTAL FLOOR AREA - 868 sq. ft. (80.6 sq. m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, walls 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 for any prospective purchase. The vendor, agent and applicants shall have and retain liability and the guarantee as to their validity or otherwise shall remain.  
Made with MetreX CAD



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## NEAREST STATIONS

Three Bridges Station - 1.7 miles

Gatwick Airport Station - 1.8 miles

Horley Station - 2.6 miles

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		96
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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