



Heather Close
Copthorne, Sussex RH10 3PZ

Guide Price £365,000

Guide price £365,000-£375,000

Astons are pleased to offer this well presented three bedroom terrace house, with a garage situated in Copthorne, which is being marketed with no onward chain. The accommodation includes an entrance porch, downstairs cloakroom, entrance hall, 23ft lounge/dining room, fitted kitchen, three bedrooms, and a shower-room. The property further benefits from Upvc double glazing, a replacement gas fired boiler with heating to radiators, a garage to the rear, as well as communal parking. Council Tax Band D, EPC Rating D (56).



Entrance Porch

Double glazed front door, double glazed leaded light effect window to the side.

Hallway

Radiator, coving, stairs to the first floor, coats hanging space, doors to:

Downstairs Cloakroom

Suite comprising a W.C. hand basin with a mixer tap, tiled walls, extractor fan.



Lounge/Dining Room

Dual aspect with a double glazed window to the front and double glazed french casement doors to the rear garden, radiator, wall mounted electric fire, coving.



Kitchen

Range of base and eye level units with work over and tiled splash backs, stainless steel one and a half bowl sink with a mixer tap and drainer, space for a cooker, fridge, freezer, and washing machine, cupboard housing replacement Worcester gas fired boiler, under stairs cupboard, further cupboard, double glazed door and window to the rear.



Landing

Access to the loft space via a pull down ladder, doors to:

Bedroom One

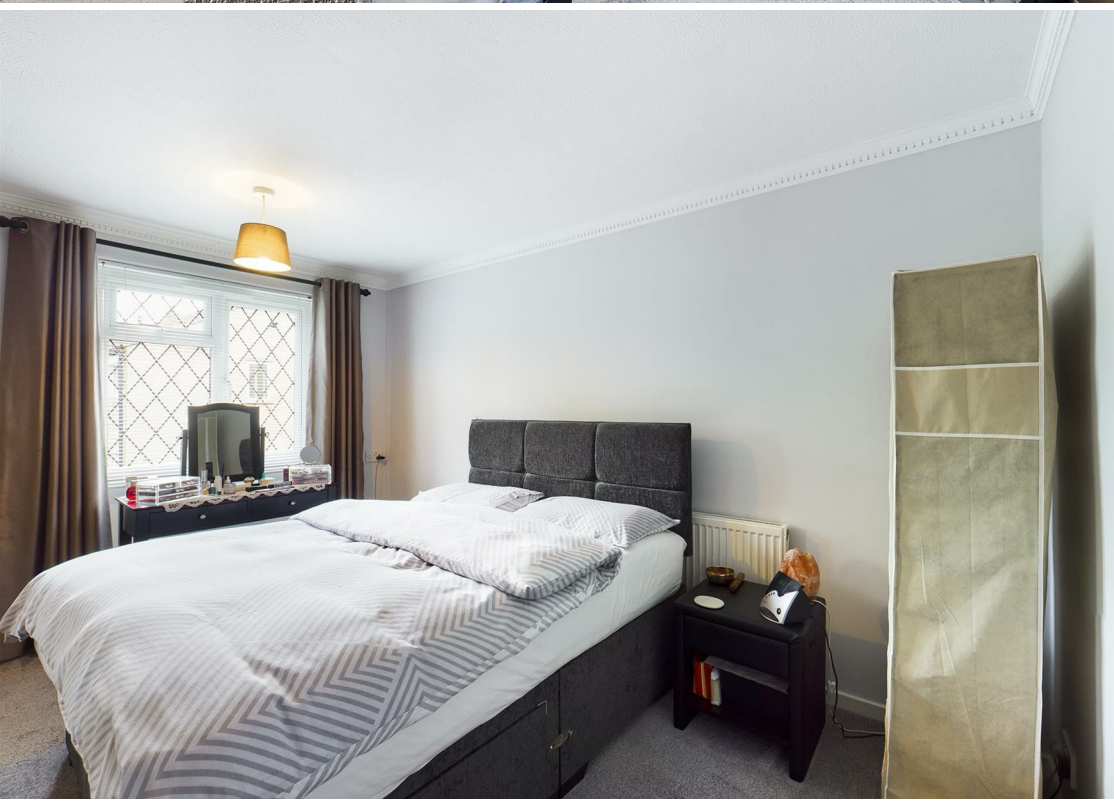
Double glazed leaded light effect window to the front, radiator, fitted wardrobes to one wall.



Bedroom Two

Double glazed window to the rear, radiator, coving, fitted wardrobes with cupboards over bed recess.





Bedroom Three

Double glazed leaded light effect window to the front, radiator, cupboard, coving.



Shower Room

Shower cubicle with a Triton shower unit, pedestal hand basin, W.C. radiator, obscure double glazed window, part tiled walls.



To The Front

Crazy paved patio area with raised wooden plant bed borders, hedges to either side.

Rear Garden

Paved patio terrace adjacent to the house leading to a lawned area with well maintained plant and shrub borders, further paved patio to the rear with a wooden shed and personal door to the garage, fence enclosed borders.



Garage

Located at the end of the garden with a personal door giving access, up and over door.

Council Tax Band

Council tax band D.

Disclaimer

Please note in accordance with the Property Misdescriptions Act, measurements are approximate and cannot be guaranteed. No testing of services or appliances included has taken place. No checking of tenure or boundaries has been made. We are unaware whether alterations to the property have necessary regulations or approvals.

Referral Fees - We offer our customers a range of additional services, none of which are obligatory, and you are free to use service providers of your choice.

Should you choose a provider recommended by Astons, we will receive the following fees with the addition of VAT at the prevailing rate

Conveyancing - Lewis & Dick £150 per transaction

- Open Convey panel £150 per transaction

Mortgages - Finance Planning Group procurement fees from mortgage lenders which vary by lender. Customers will receive confirmation of these fees upon instruction and again as soon as the exact amounts are known.



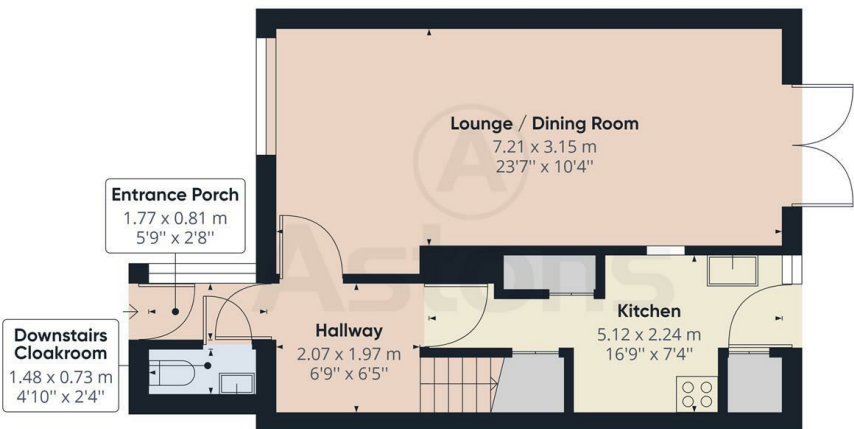
Approximate total area⁽¹⁾
453.04 ft²
42.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor

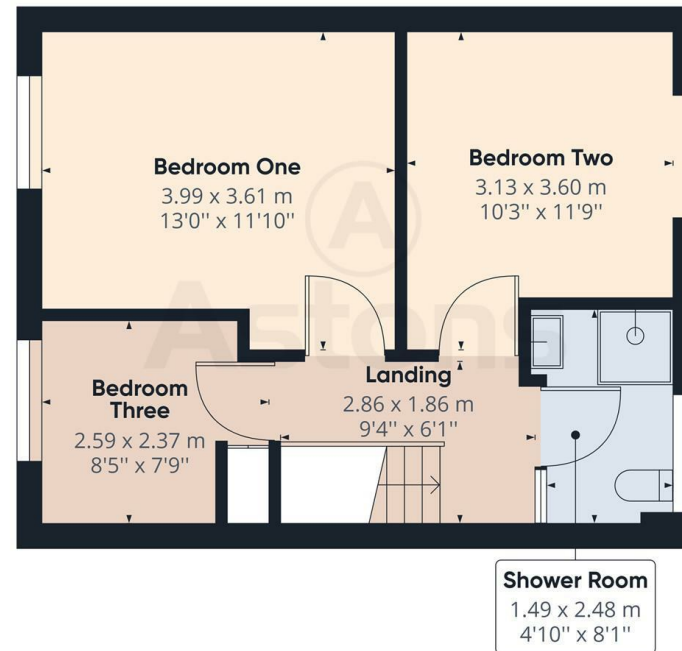


Approximate total area⁽¹⁾
404.14 ft²
37.55 m²

(1) Excluding balconies and terraces

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Floor 1

