



Appledown

Broadwater Lane, Copsale, Horsham, West Sussex, RH13 6QS

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Alex Harvey
A passion for property

Appledown

A beautifully proportioned four-bedroom detached bungalow, situated on a mature plot approaching 1/4 of an acre, with driveway parking and integral garage. Located in the semi-rural hamlet of Copsale, short drive from Horsham town with facilities, shopping and a mainline railway station.

- FOUR DOUBLE BEDROOMS
- TWO BATH/SOWER ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- WRAP AROUND GARDENS
- INTEGRAL GARAGE & DRIVEWAY
- SEMI-RURAL LOCATION



This well-presented detached bungalow offers surprisingly spacious and versatile accommodation, set on a generous plot in a glorious, semi-rural location.

The welcoming hallway provides access to the sitting room, kitchen/breakfast room, dining room, bathroom, and the sleeping quarters. The dual aspect sitting room, to the front of the property, is a lovely bright space with plenty of natural light from sliding doors leading out to the gardens.

The kitchen/breakfast room has been fitted with a variety of traditional units with contrasting stone-effect worktops and finished with chrome-effect handles. Appliances include a double electric oven, ceramic hob with extractor over and space with plumbing for a dishwasher, washing machine and dryer. The dining room is currently being used as a study, ideal for those working from home. The family bathroom is fitted with a pale suite comprising panelled bath, with shower over, WC, and handwash basin.

The corridor hallway leads to the sleeping quarters that include four double bedrooms, three of which have built-in storage. Bedroom two has a convenient dressing room. Bedroom one has the luxury of an ensuite shower room fitted with a walk-in shower, WC, and basin unit with storage under.

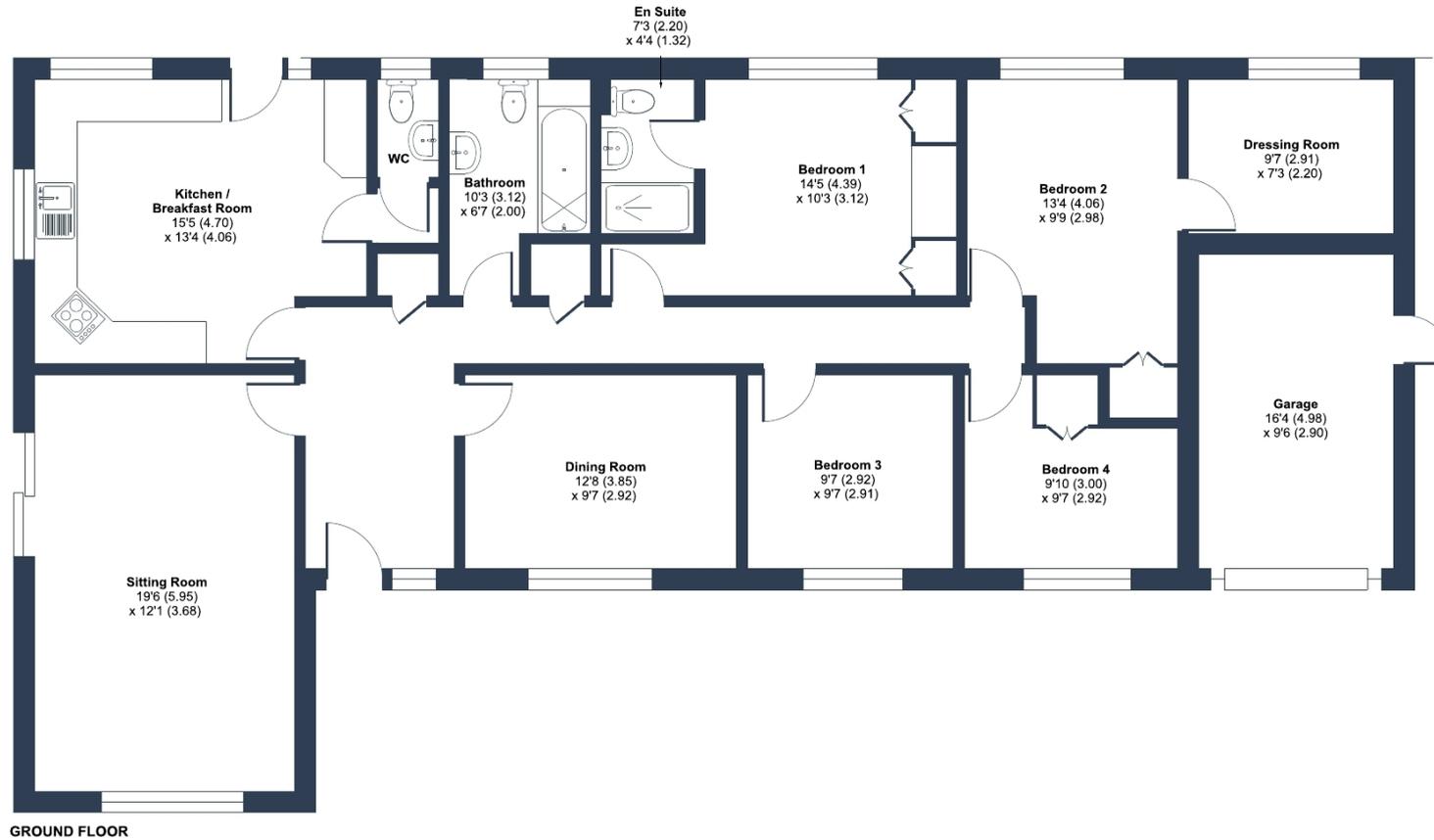


OUTSIDE

Set on a plot approaching 1/4 of an acre, the property is approached via a driveway, with parking for 2/3 cars, which leads to the integral garage which has power & lighting. Side gates either side lead to the rear garden, a real highlight of this property, with far-reaching countryside views. Mainly laid to lawn the garden offers mature planting and a generous patio area with a pathway leading to the rear of the garden.

Copsale is a hamlet around 5 miles south of Horsham. Horsham is a popular market town in West Sussex offering a wide range of restaurants, services, shopping facilities and mainline railway station. Southwater village is a short drive away from here offering a variety of shops, eateries, pubs and a medical centre. Copsale is located close to the Downs Link, leading to miles of stunning walking and cycling routes.





GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n|checom 2026. Produced for Alex Harvey Estate Agents. REF: 1424732

Approximate Area = 1414 sq ft / 131.3 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1571 sq ft / 145.9 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, oil, water and private drainage (cesspit) are currently connected to the property.
 Council Tax Band G. EPC - E.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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