



## Land Lying to the North of Copthorne Road

Land on the north side of Hedgecourt Road, Felbridge, East Grinstead, RH19 2NU

We are pleased to present an exceptional opportunity to acquire two parcels of land located in the charming village of Felbridge, East Grinstead, East Sussex. These freehold plots, available for sale, offer a combined area of approximately 2,660 sq m (28,632 sq ft), providing ample space for a variety of potential uses.

The first parcel lies to the north of Copthorne Road, boasting a generous site area of approximately 1,711 sq m (18,417 sq ft). This prime location benefits from easy access to local amenities and transport links, making it an ideal choice for those looking to develop or invest in a thriving community.

The second plot is situated on the north side of Hedgecourt Road, with a site area of approximately 949 sq m (10,215 sq ft). This land offers a tranquil setting, surrounded by the natural beauty of East Sussex, while still being conveniently close to the vibrant town of East Grinstead.

**Guide Price £175,000**

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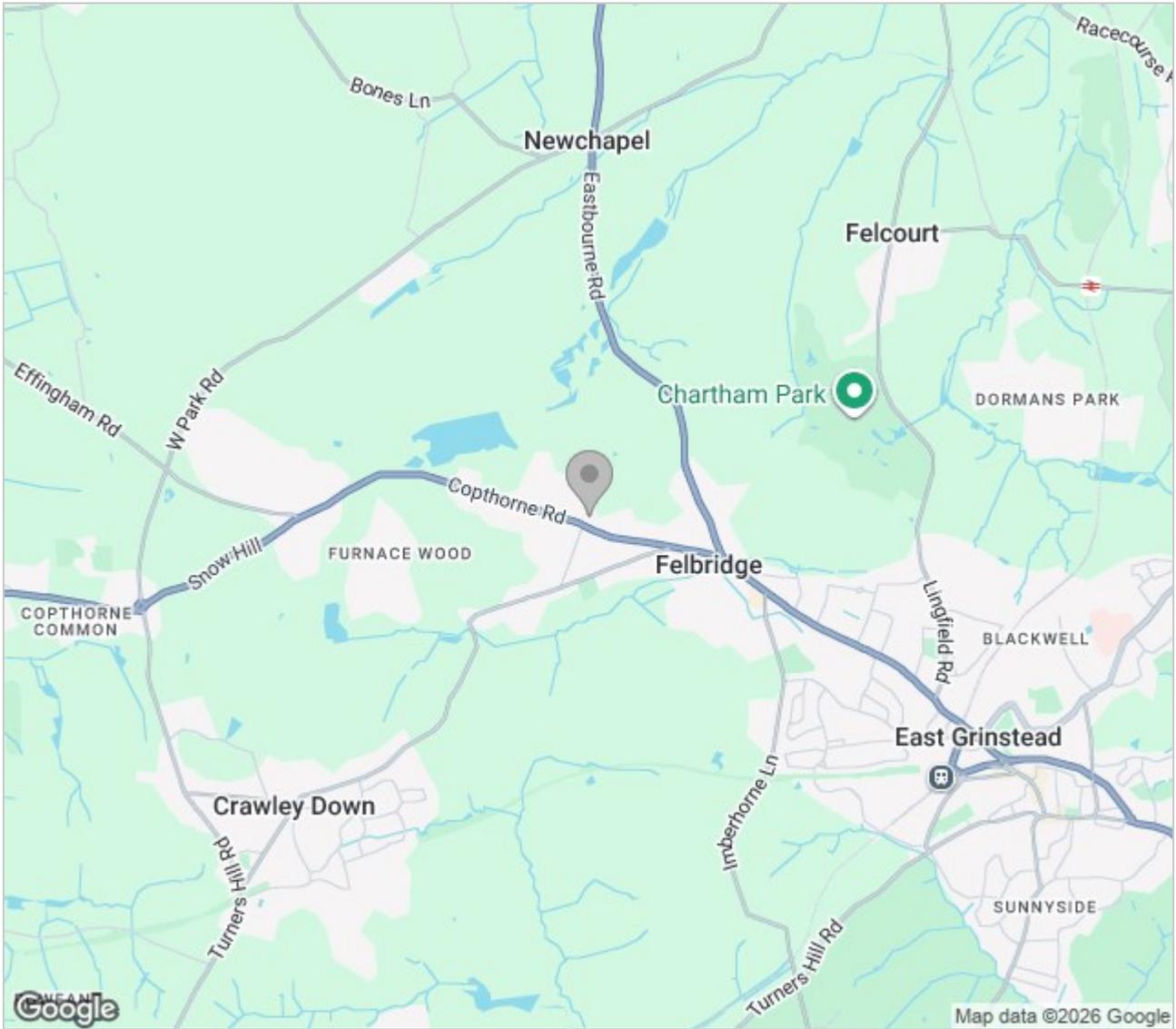
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Directions



# Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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