



**3 Margaret Cottages Station Road
Cowfold, West Sussex RH13 8DA
Guide Price £250,000 Leasehold - Share of Freehold**

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ESTATE AGENTS

A Delightful Grade II Listed Two-Bedroom Maisonette in Cowfold Village Offered with No-On Going Chain.

Situation

The property is situated in the heart of the sought after village of Cowfold, offering everyday amenities, with Henfield just under 5 miles distant for a wider range of shops, restaurants and public houses. The historic market town of Horsham provides a more comprehensive range of facilities including Waitrose and John Lewis Home, Swan Walk shopping centre, The Carfax with its cobbled streets and thriving restaurants, Horsham Sports Club and The Capitol – a multi-purpose arts venue. Horsham's mainline railway service to London Victoria takes about 55 minutes or, alternatively, from Haywards Heath (about 44 minutes). The A23/M23 situated close by provides convenient and easy access to Brighton, Gatwick and the M25. There is golf at Mannings Heath, International show jumping at Hickstead and racing at Brighton and Goodwood. There are also excellent schools in the area including Brighton College, Burgess Hill School for Girls, Handcross Park, Christ's Hospital, Cottesmore and Hurstpierpoint.

Description

The property is bursting with character and benefits from a bright & spacious lounge and a fitted kitchen.

The accommodation comprises entrance, entrance hall with a large storage cupboard, stairs rise to the upstairs accommodation which includes a large double bedroom and a second small double bedroom. Bright & spacious lounge overlooking the church yard. Fitted kitchen with integral oven & hob, with plumbing for a washing machine and space for under counter fridge. Utility area with restricted head height includes space for a tumble dryer and under counter freezer. Fitted bathroom.

The property is electrically heated (Economy 7)

Council Tax Band - B

Agents Note

The six owners of Margaret Cottages are all directors of Margaret Cottages Management Company and contribute £150.00 PCM for the maintenance and building insurance.

The lease is 999 years from 2019.

Property Misdescription Act 1991

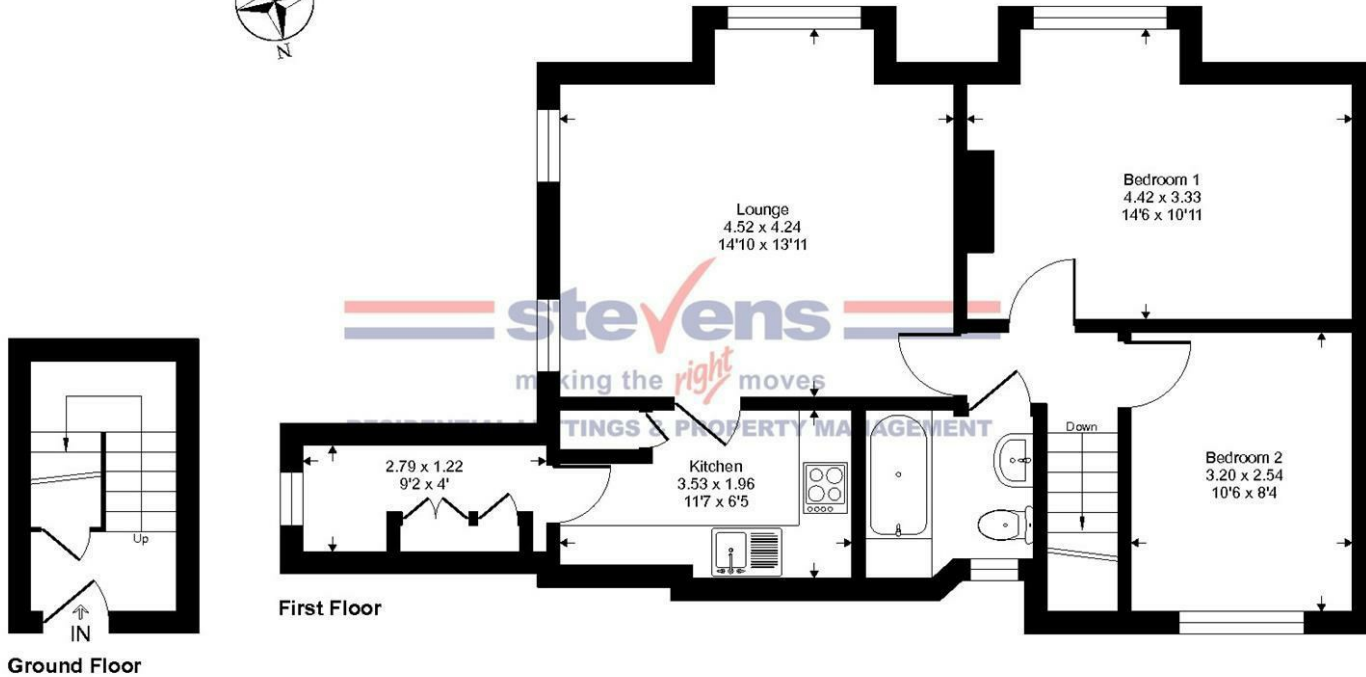
Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.





Margaret Cottages, RH13
 Approximate Gross Internal Area = 63 sq m / 679 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk



England & Wales

EU Directive 2002/91/EC