



**Huntscroft, The Street,
Cowfold, West Sussex, RH13 8BW
Guide Price £470,000 Freehold**

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A Very Well Presented Two Bedroom Detached House in Cowfold Benefitting from Enclosed Rear Garden, Open Plan Kitchen/Dining Room & Allocated Parking.

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 accommodation comprises of entrance, entrance hall and large downstairs cloakroom. Light and bright modern fitted kitchen/dining room with integrated wine cooler and other appliances and French doors opening onto the patio and decked area. Separate living room with French doors onto the rear enclosed garden.

Stairs from the hallway rise to first floor where there are two large bedrooms and a family bathroom with shower over bath and large storage cupboard.

Large front garden mostly laid to lawn with slab footpath to the front door and side access to the rear garden. The rear garden benefits from lawn, patio and decked area.

Council Tax Band - E

Property Misdescription Act 1991

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

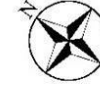
1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
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.





Huntscroft, RH13

Approximate Gross Internal Area = 87.7 sq m / 945 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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Viewings by appointment only

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