

Lettings



**2 Oakfield Cottages,**  
Bolney Road, Cowfold, West Sussex.



## 2 Oakfield Cottages,

Bolney Road, Cowfold, West Sussex. RH13 8AA

### Rental Guide: £1,150 Per calendar month

- Well presented mid terrace house
- Modern fitted kitchen/breakfast room
- Private rear garden
- Three bedrooms
- Allocated parking space

#### Description

A very well presented mid terrace three bedroom house, with the benefit of an allocated parking space. Accommodation comprising Entrance hall, living room, modern fitted kitchen/breakfast room, sun room, ground floor bathroom, three bedrooms. South facing garden with parking space to the rear. Pet considered.

#### Entrance Hall

with stairs to first floor and door to

**Sitting Room** 15' 10" x 10' 9" (4.82m x 3.27m)  
fireplace with electric coal effect fire, TV point and storage heater, under stair storage cupboard housing hot water cylinder.

**Kitchen/Breakfast Room** 14' 8" x 7' 11" (4.47m x 2.41m)

modern range of oak effect wall and base units, granite effect laminate work surfaces, stainless steel sink unit, integrated single electric oven with ceramic hob above and extractor over, point for washing machine, tiled floor, breakfast area to East end of the room.

#### Rear Lobby

night storage heater, doors to lean-to conservatory bathroom and w.c.

**Sun Room (South)** 6' 11" x 5' 6" (2.11m x 1.68m)

plumbing for washing machine, concrete floor, window and door to garden.

#### Bathroom

modern white suite comprising bath with electric shower over, pedestal wash hand basin, window to garden. On the first floor

#### Separate W.C.

Separate w.c. low level w.c., window to garden

**Bedroom One** 14' 9" x 11' 4" (4.49m x 3.45m)

Landing with decorative fireplace, window to front of property, storage heater, BT point.

**Bedroom Two** 9' 7" x 7' 2" (2.92m x 2.18m)

with neutral decoration, window overlooking garden, storage heater.

**Bedroom Three** 12' 6" x 7' 2" (3.81m x 2.18m)

window overlooking garden, storage cupboard.



#### Outside

To the front of the property there is a low maintenance front garden. To the rear the garden is mainly laid to lawn with a flower border and gate to parking space at the rear of the property

#### Location

The property is situated in the heart of the highly sought after village of Cowfold within a popular development close to local amenities including local shops, post office, health centre, primary school, parish church and recreation ground. There are bus services serving both Brighton and Horsham town centre, both of which have more comprehensive shopping and leisure amenities. Mainline railway stations are available at Hassocks, Haywards Heath & Horsham. Cowfold is situated between the A24 and the A23, both of which give good access to major routes in the area, including the M23/M25 and national motorway network.

#### Information

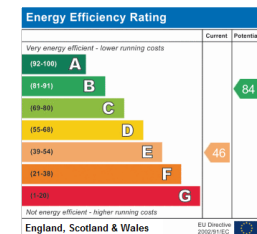
1. **Outgoings:** The Tenant will be responsible for all electricity,

telephone, water and drainage charges on the property.

2. **Council Tax:** The Tenant will be responsible for paying the Council Tax and will ensure that the occupants are registered with the Local Authority on commencement of the Tenancy. Tax Band C.
3. **Services:** : Mains water & electricity are connected. Electric Storage Heating.
4. Photos & particulars prepared November 2021

#### Viewing

Strictly by appointment with H.J. Burt's Lettings Department: 01903 879488.



**H.J. BURT**  
Chartered Surveyors : Estate Agents

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*IMPORTANT NOTE: These particulars and photographs were prepared on the date as stated above by H.J. Burt in good faith for the guidance of purchasers. The descriptions, measurements and distances within the particulars were taken by H.J. Burt or taken from information supplied by the vendor, but should only be relied upon as approximations and not as statements or representations of fact. Information regarding the tenure of this property has not been verified and purchasers should consult their own solicitor for verification. H.J. Burt offer no warranty as to the condition of the property, services or appliances. Purchasers should satisfy themselves as to such condition. H.J. Burt have not made any enquiry concerning Planning Consents, Building Regulations or other approvals for any part of the property unless specifically referred to and purchasers are advised to make their own enquiries of the Local Authority.*

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