



Station Road, Cowfold, West Sussex, RH13 8DB



woodlands



Situated close to the centre of the picturesque village of Cowfold, This three bedroom semi detached house is brought to the market with no-onward chain, and provides the news owners excellent scope to modernise, enhance and extend (stpp) to create a wonderful family home.

Cowfold is a popular village, approximately 7 miles south east of Horsham and 8 miles to the west of Haywards Heath. Residents enjoy quick access to transport links with the A23/M23 to Brighton and Gatwick. There are local bus routes, and the village benefits from popular convenience shops, doctor's surgery and village green with a vibrant village social community. A charming location for a more relaxed pace of life.

Set back from the road with a large front garden which could potentially offer scope to create a large driveway area as neighbouring properties have done (subject to any relevant permissions being sought). The front door leads into a small entrance hall and into a large living/dining room. This is a lovely space with plenty of room for both living and dining room furniture, there is a substantial kitchen with larder and pantry cupboard, ready for a refit that could perhaps incorporate a breakfast area if desired. To the rear of the ground floor is a bathroom, separate wc, inner hallway and lean-to conservatory.

To the first floor are three bedrooms, two being generous doubles with the principal bedroom being particularly spacious.

To the rear as an impressive rear garden, offering lots of space for a family to enjoy summer days playing and entertaining.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**LIVING/DINING ROOM 10'11" x 16'05" (3.33m x 5.00m)**

**CONSERVATORY 12'0" x 6'02" (3.66m x 1.88m)**

**KITCHEN 8'11" x 16'0" (2.72m x 4.88m)**

**PANTRY 4'08" x 2'07" (1.42m x 0.79m)**

**INNER HALL 8'07" x 3'11" (2.62m x 1.19m)**

**BATHROOM 5'10" x 5'10" (1.78m x 1.78m)**

**SEPARATE W.C 2'04" x 5'09" (0.71m x 1.75m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 9'0" x 16'06" (2.74m x 5.03m)**

**BEDROOM TWO 11'0" x 8'03" (3.35m x 2.51m)**

**BEDROOM THREE 8'01" x 7'11" (2.46m x 2.41m)**

**OUTSIDE**

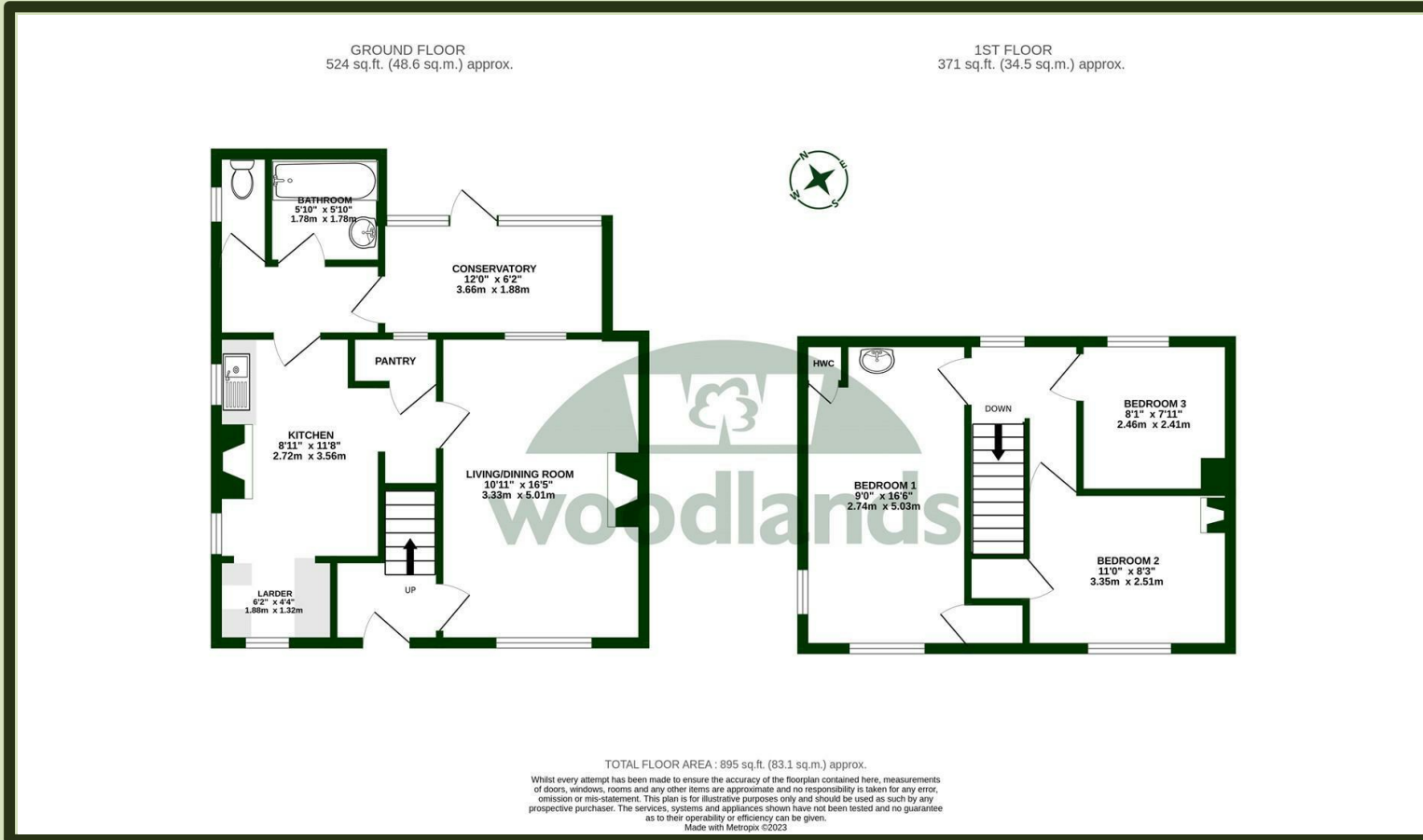
**FRONT GARDEN**

**REAR GARDEN**

**NO ONWARD CHAIN**



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**DIRECTIONS:** From Horsham proceed in an Easterly direction along Brighton Road (A281), following the signs to Cowfold. On entering the Village, at the first mini roundabout turn right onto Station Road. The property can be found on the right hand side, just after the turning for Thornden.

**COUNCIL TAX:** Band D,

**EPC Rating:** F. (Unsuitable for rental).

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**

**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

**NOTE:** whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services, does not imply they are in full and efficient working order.