



1 Margaret Cottages, Station Road, Cowfold, RH13 8DA

Guide Price £265,000 - £275,000

**MANSELL
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In brief...

- 1 double bedroom
- Split level maisonette
- Grade II Listed
- Charming and rarely available
- Share of freehold
- Pleasant outlook
- Private south facing courtyard garden
- Close to walks, transport links and shops
- Modern kitchen and bathroom

A charming and unique 1 bedroom Grade II Listed split level maisonette with share of freehold and private south facing garden.

Council Tax band: B

Tenure: Share of Freehold with 999 lease being passed onto new owners





In more detail...

A charming and unique 1 bedroom Grade II Listed split level maisonette with share of freehold and private south facing garden. The property is situated in this popular village, close to beautiful country walks, major transport links and shopping facilities.

The accommodation comprises: sitting/dining room with pleasant outlook, stairs rising to first floor and kitchen fitted with an attractive range of units. On the first floor there is a well proportioned double aspect master bedroom with modern en suite bath/shower room.

The 26' x 11' low maintenance south facing courtyard garden is paved with Horsham Stone, direct access onto the church path and is ideal for a sunowner or entertaining. There is ample on street parking to the front and country walks located nearby.

Benefits include electric heating and Crittall windows.

Tenure: Leasehold with share of freehold

Lease length: a 999 year lease will be passed onto the new owner and will become a director of the management company that owns a share of the freehold.

Management company: Margaret Cottages Management Company Ltd

Maintenance charge and buildings insurance: £150.00 per month

Maintenance review period: reviewed on an annual basis.

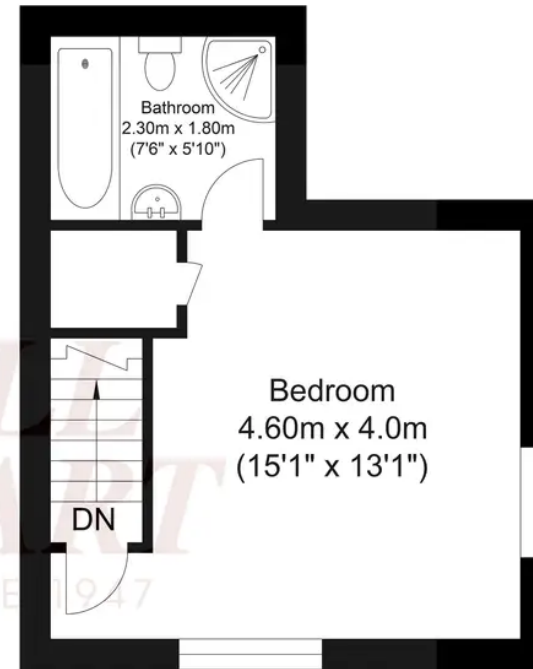
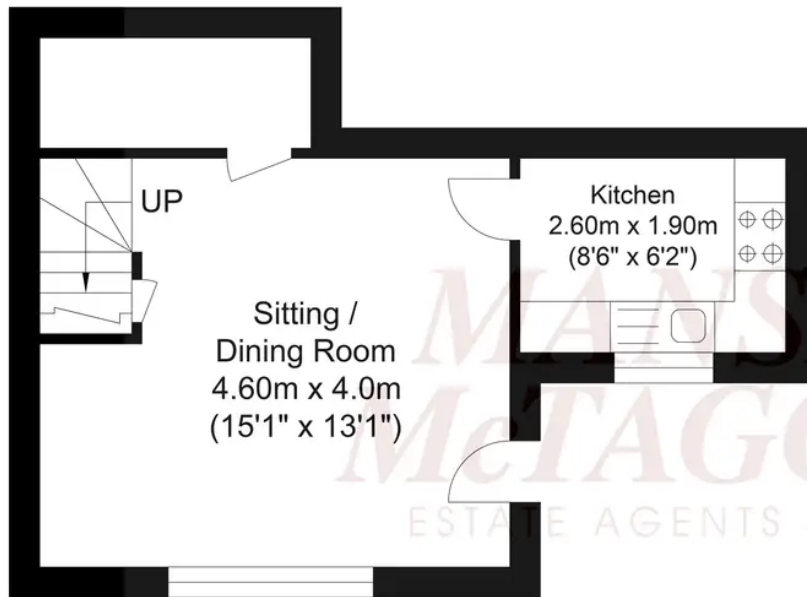
Ground rent: Peppercorn

Ground rent review period: NA

Location...

Cowfold is a delightful village to the south of Horsham. Centred around the historic Anglican church of St. Peters and village hall, a highly regarded primary school, convenient Co-Op store, beauty salon, hairdressers/barbers, florist and Indian restaurant, cafes, everyday needs are well catered for. A highly regarded and reviewed farm shop, 'Jeremy's Two' is at hand for quality produce. The recreational grounds and play areas offer families a local space for leisure and hold public events throughout the year. Beautiful country walks are on your doorstep. Close by, the exclusive South Lodge Hotel & Spa is a spectacular venue for alfresco afternoon tea with breath-taking views or dinner at a selection of outstanding restaurants. The local public house provides fine food and ambience. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.





Ground Floor
 Approximate Floor Area
 286.96 sq ft
 (26.66 sq m)

First Floor
 Approximate Floor Area
 243.15 sq ft
 (22.59 sq m)

Approximate Gross Internal Area = 49.25 sq m / 530.12 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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