



84 Acorn Avenue, Cowfold, RH13 8RT

Offers in excess of **£300,000**

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 2 good sized bedrooms
- Well positioned mid terraced house
- Built in the 1980s
- Allocated parking space and garage
- West facing garden
- Sitting room with wood burner
- Pleasant outlook over the green
- Close to schools, transport links, shops and walks

A well presented and superbly located 2 bedroom mid terraced house, built in the 1980s with fantastic outlook over the green, allocated parking space, garage and private south facing garden

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

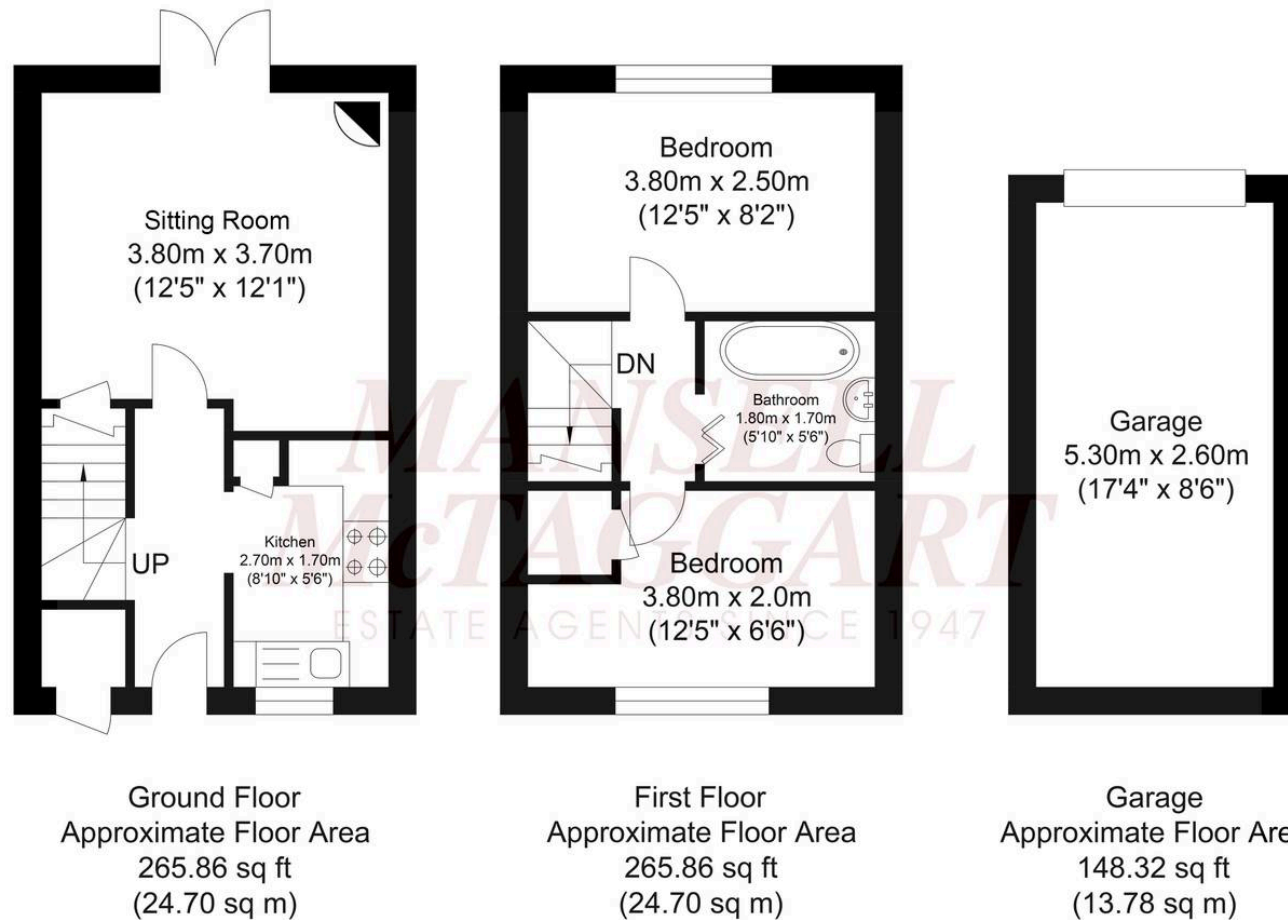




A well presented and superbly located 2 bedroom mid terraced house, built in the 1980s with fantastic outlook over the green, allocated parking space, garage and private west facing garden. The property is situated on a popular development, close to excellent schools, major transport links, shops and breath-taking walks. The accommodation comprises: entrance canopy with storage cupboard, hallway, kitchen fitted with an attractive range of units and integrated appliances, and sitting room with newly installed wood burner and double doors onto the garden. Upstairs there access into the loft which lends itself for conversion. The principal double bedroom overlooks the rear garden, guest bedroom enjoys a pleasant view over the green and the bathroom completes the first floor. Benefits include double glazed windows and electric heating. The 39' x 13' west facing rear garden is lawned with border, paved patio, decked seating area with pergola and rear access. A gate leads to an allocated parking space, visitor parking and garage with ample storage.

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.





Approximate Gross Internal Area (Excluding Garage) = 49.40 sq m / 531.73 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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