



**1 Margaret Cottages, Station Road,
Horsham, West Sussex, RH13 8DA
Asking Price £259,995 Leasehold - Share of Freehold**

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ESTATE AGENTS

A Charming Grade II Listed One Bedroom Split Level Maisonette in Cowfold Village Benefitting from a Private South Facing Courtyard Garden.

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 property is bursting with character with exposed beams and crittle windows. The accommodation comprises entrance, light and bright sitting/dining room and modern fitted kitchen. Stairs rise to the upstairs accommodation which includes a large double aspect bedroom with ensuite bathroom and separate shower.

The pretty south facing courtyard garden has direct access onto the churchyard path.

Council Tax Band - B

Agents Note

Management company: Margaret Cottages Management Company Ltd

Maintenance charge & buildings insurance: £150.00 per month

Ground rent: Peppercorn

Remainder of a 999 year lease, and new owner will become a director of the management company that owns a share of the freehold.

Property Information

Council Tax Band B: £1817.82 2025/2026

Utilities: Mains Electric. Mains water & sewerage

Parking: Unrestricted street parking

Broadband: Standard 19 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

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.







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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Viewings by appointment only

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