

Connells

Field Cottage Elm Grove
Cowfold Horsham

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Cowfold Horsham RH13 8DA

for sale
£240,000







Property Description

A wonderful opportunity to acquire and enhance this charming two-bedroom end-of-terrace character cottage, offering excellent potential for improvement and being end of chain with vacant possession

Accommodation comprises living room, kitchen/dining room, and family bathroom on the ground floor. On the first floor are two well-proportioned double bedrooms and loft access. The cottage benefits from an attractive setting overlooking the village playing fields, with far-reaching views across surrounding countryside. It also benefits from secure fencing and large outbuilding/store room within the paved courtyard. Positioned in the heart of the sought-after village of Cowfold, the property is within easy walking distance of local amenities including a village Co-op shop, post office, doctor's surgery, public houses and a well-regarded primary school and recreation field. Cowfold offers an attractive community atmosphere, surrounded by beautiful Sussex countryside with a network of footpaths and bridleways ideal for outdoor pursuits.

The larger market town of Horsham is approximately 7 miles distant and offers extensive shopping, leisure facilities and mainline railway station with services to the South Coast and London. By road, the A23 and M23 are easily accessible, providing convenient links to Gatwick Airport, the M25 and the wider motorway network.

Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


BUSH






GAME
ZONE


5
5









Total floor area 64.7 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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HORSHAM RH12 1EE

EPC Rating: F

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/HSH407753

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.