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79 Acorn Avenue, Cowfold, West Sussex RH13 8RS



This well-presented 3-BEDROOM SEMI-DETACHED MODERN FAMILY HOUSE on a generous CORNER PLOT enjoys an ATTACHED GARAGE (with SCOPE FOR CONVERSION STPP), a PRIVATE DRIVEWAY with PARKING for 3-VEHICLES and a SOUTH-FACING REAR GARDEN.

Built in the early 1980s on a popular development within the heart of Cowfold village, the property is conveniently positioned away from busy main roads yet within a short walk of the village's amenities and highly regarded primary school. Furthermore, a recently installed (Summer 2025) eco-friendly and cost-effective AIR-SOURCE HEAT PUMP in conjunction with SOLAR PANELS, provides hot water and central heating to radiators. Glorious open countryside surrounds this sought-after village where a network of public footpaths and bridleways are to be enjoyed and explored. Swift and easy road access to the A/M23 and A24 are also of great advantage.

The accommodation briefly comprises: FRONT DOOR opening into a LOBBY with CLOAKROOM/WC off. Further door into a spacious LOUNGE featuring window to front with deep sill and door to SEPARATE DINING ROOM (currently used as a bedroom) with sliding patio doors to garden. Adjacent is a modern fitted KITCHEN finished in cream high-gloss units with contrasting black granite-effect worksurfaces with upstands and inset 1½ bowl sink. Integrated appliances include an electric oven and ceramic hob. Space/plumbing for a dishwasher and upright American-style fridge/freezer are also available. From the kitchen a door opens into the ATTACHED GARAGE with a handy UTILITY AREA complete with space/plumbing and electricity for a washing machine and tumble dryer, with further external door to the rear garden.

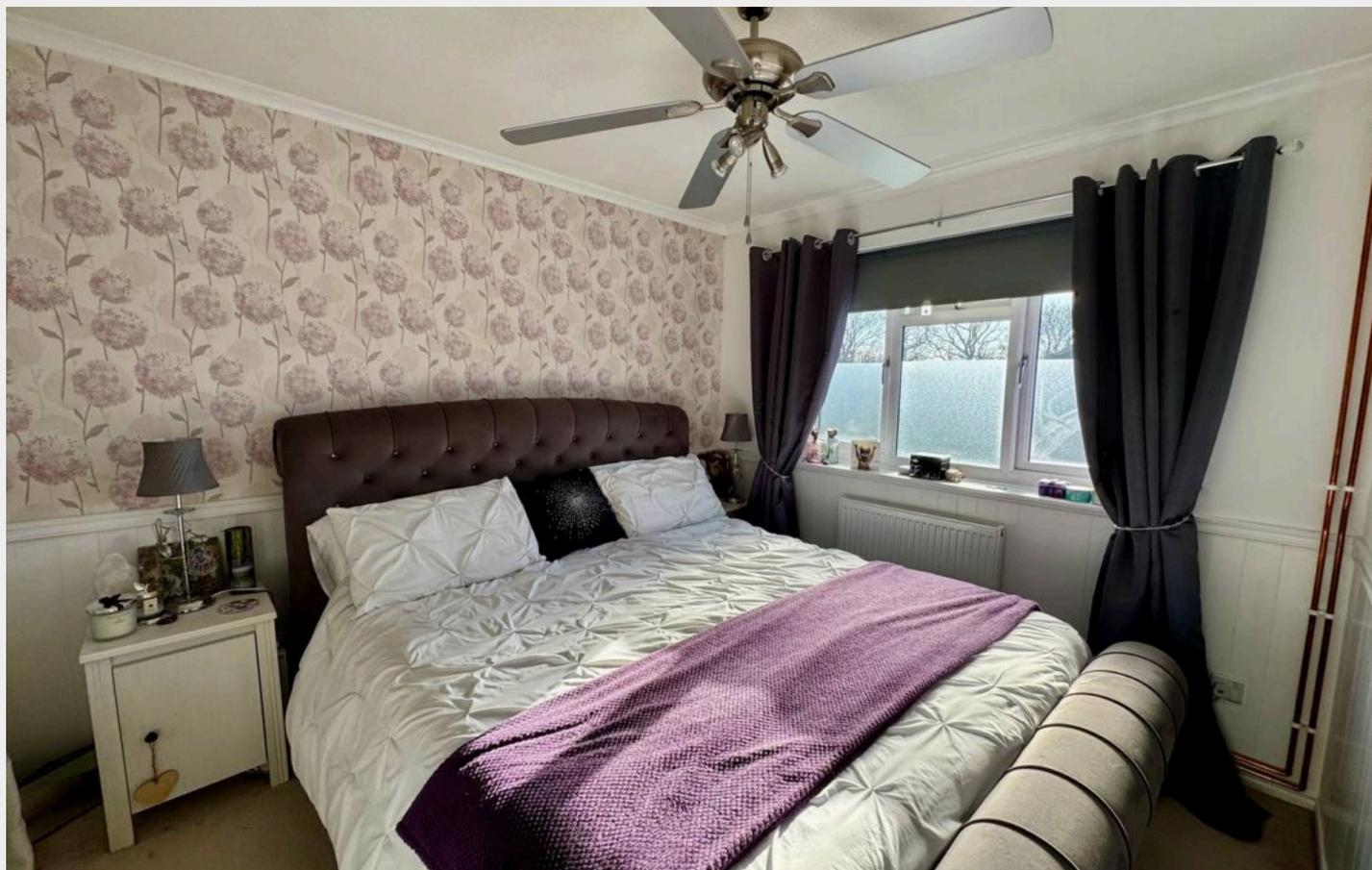


From the LIVING ROOM a staircase (with understairs storage cupboard), rises to the FIRST-FLOOR landing where there are THREE BEDROOMS. Bedrooms 1 and 2, both doubles, are positioned front and rear, each with a fitted wardrobe recess, whilst BEDROOM 3, positioned to the front is a spacious single. A MODERN BATHROOM with white suite comprises a bath with mains-fed shower over, pedestal basin and WC. To the landing is an airing cupboard and access hatch to the part-boarded loft space (PROVIDING GREAT SCOPE FOR CONVERSION STPP) – consistent with several neighbouring properties of a similar design.

OUTSIDE: An area of FRONT GARDEN is laid to shingle with a shrub border and block-paved pathway to front door. Alongside is a large block-paved PRIVATE DRIVEWAY providing parking for up to 3 VEHICLES and a GATED SIDE ENTRANCE into rear garden. The SOUTH-FACING REAR GARDEN is part-walled and fully enclosed whilst enjoying a high degree of privacy being non-overlooked. It is mainly laid to level lawn with two patios, one adjoining the rear of the house and the other abutting the rear wall. Additionally, there is a small plastic garden shed.

Tenure: Freehold

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- 3-BEDROOM SEMI-DETACHED HOUSE (1,109 SQ.FT) BUILT IN THE 1980s.
- LIVING ROOM. SEPARATE DINING ROOM. MODERN FITTED KITCHEN.
- RECENTLY INSTALLED AIR-SOURCE HEAT PUMP & SOLAR PANELS.
- MODERN BATHROOM WITH WHITE SUITE & SHOWER OVER BATH.
- LOFT - OFFERING GREAT SCOPE FOR CONVERSION STPP.
- PRIVATE DRIVEWAY PARKING FOR 3-VEHICLES.
- ATTACHED GARAGE WITH UTILITY AREA (PROVIDING SCOPE FOR CONVERSION).
- SOUTH-FACING REAR GARDEN WITH HIGH DEGREE OF PRIVACY.
- EPC RATING: C.
- COUNCIL TAX BAND: D.





Total floor area 103.0 sq.m. (1,109 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). Plan produced for Purplebricks. Powered by www.focalagent.com

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