



**Acorn Avenue  
Cowfold, RH13 8RS**

**Guide Price  
£390,000**

**01403 272022  
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**Residential sales, lettings,  
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## LOCATION

The village of Cowfold is set approximately 7 miles to the south of Horsham and a similar distance to Haywards Heath, with both locations offering thriving town centres, with both independent and major retailers and numerous restaurants and coffee shops. There is a friendly C of E Primary School, St Peters, within the village and a number of senior schools that include Warden Park, Millais Girls School and The Forest School within easy driving distance. The area also offers good communication links with the A24 and A23 a short drive away, that in turn lead to the South Coast, Gatwick & the M25. For access to the rail network there are stations based in both Horsham and Haywards Heath that service both London & the South East.

## PROPERTY

Tenure: Freehold

The property offers good-sized accommodation, arranged across two floors, with a hallway that leads into a living room and kitchen, as well as a downstairs toilet, and offers plenty of space to take off coats and shoes as you enter the property. The kitchen with a great amount of worktop and storage space is set to the front of the house equipped with a decent range of floor and wall mounted units and space

for free standing appliances, that would potentially benefit from updating. This then leads down through to the large living / dining room area with patio doors that flood the room with natural light coming through from the garden area. The first floor offers three bedrooms, 2 doubles and a single that could also be used as an ideal office space, and a bathroom with shower over the bath.

## OUTSIDE

Externally, the property boasts a good-sized garden with a covered patio area and lawn, perfect for outdoor activities, garden parties, or simply enjoying the fresh air. There is also a door allowing access into the garage and an up-and-over door to the front. The front garden and driveway parking add to the appeal. In summary, this semi-detached property offers a unique blend of comfort, convenience, and tranquility.







#### Buses

5 minute walk



#### Shops

Co-op Food  
10 minute walk



#### Trains

Horsham – 7.2 miles  
Littlehaven – 7.9 miles



#### Airport

Gatwick  
17.7 miles



#### Roads

M23  
9.5 miles



#### Sport & Leisure

Pavilions in the Park  
7.3 miles



#### Rental Income

£tbc



#### Schools

St Peter's CoFE Primary  
The Forest School



#### Fibre Broadband

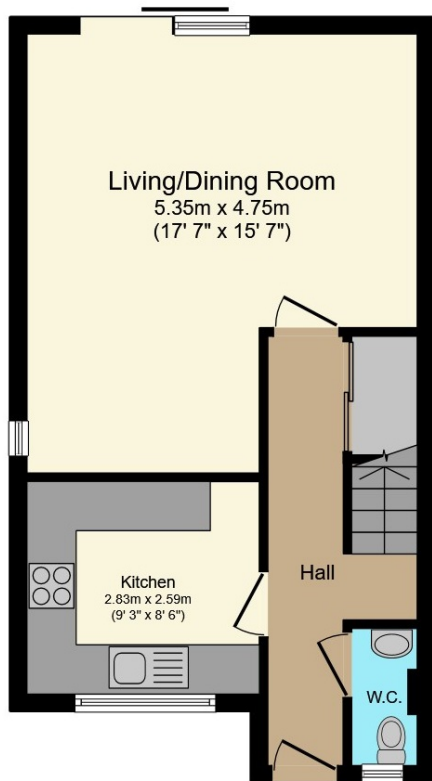
Up to 910 Mbps



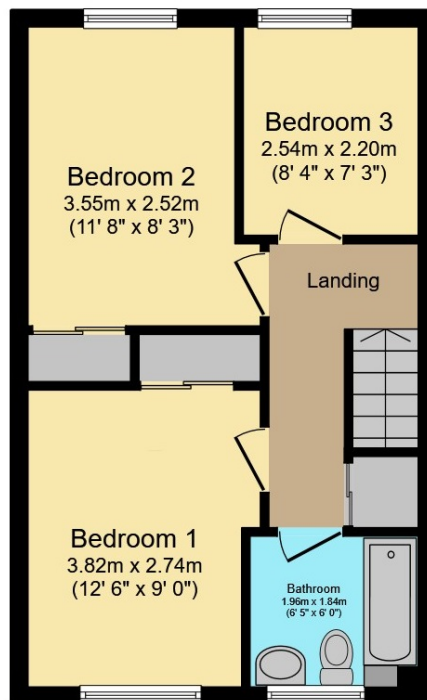
#### Council Tax

Band D

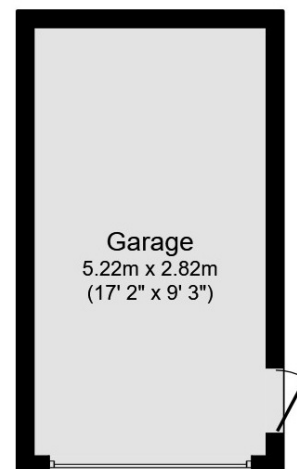




Ground Floor



First Floor



Garage

## Map Location



## Total Approximate Floor Area

**998 sq ft / 93 sq m**

## EPC Rating



Viewing arrangements by  
appointment through Brock Taylor

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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