



9 Station Road

Cowfold, Horsham, West Sussex, RH13 8DB

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Alex Harvey
A passion for property

9 Station Road

A beautifully presented, two-bedroom end of terrace home built in 2020, situated on a mature plot with driveway parking and rear garden. Conveniently located in the popular village of Cowfold, close to local amenities and a short drive from Horsham mainline railway station. For sale with no onward chain.

- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING
- VILLAGE LOCATION



This modern end of terrace home offers luxury and modern convenience with surprisingly spacious accommodation set on a mature plot with driveway.

The welcoming hallway, with practical and stylish wood-effect flooring, provides access to the stairwell to the first floor, sitting room, kitchen/breakfast room with utility, and the downstairs cloakroom. The bright and spacious sitting room has a continuation of the flooring, feature fireplace with a wood burner, and folding doors leading out to the garden.

The dual aspect kitchen/breakfast room is a particular feature of this home, with a continuation of the flooring and plenty of natural light. The kitchen is recently refitted with shaker-style units, stone worktops and chrome-effect handles. Appliances include a range-style cooker with extractor over, integrated dishwasher, and space for a free-standing fridge/freezer. The utility room has a washing machine and tumble dryer, the door leading outside makes this ideal as a boot room.

The stairwell leads to the first-floor landing leads to two double bedrooms, airing cupboard and modern family bathroom. Dual aspect bedroom one has the benefit of an en-suite shower room which has been fitted with a white suite comprising basin unit with storage, back-to-wall WC, and separate shower cubicle.

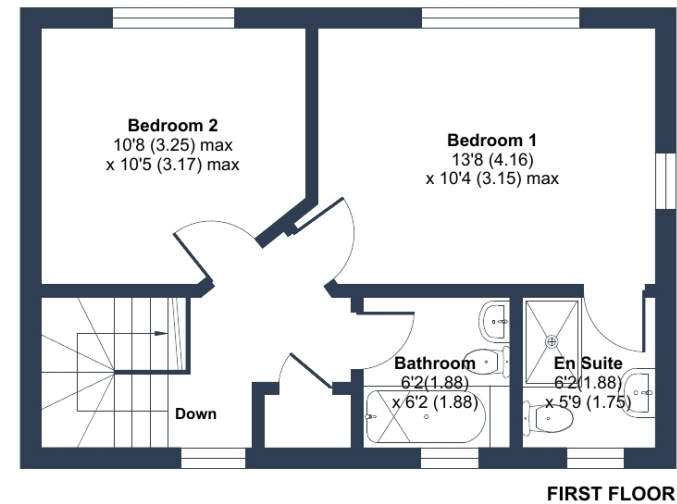
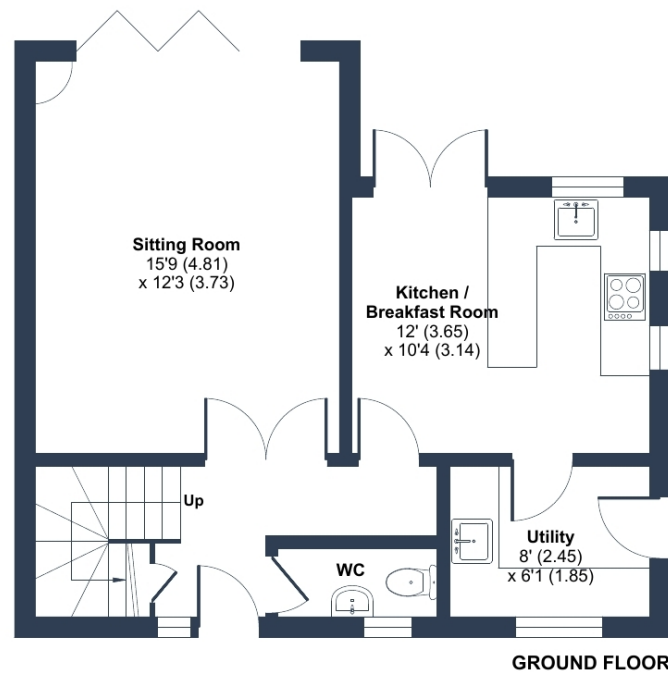


OUTSIDE

The property is approached via a gravelled driveway providing parking for three vehicles. A side gate leads to the fully fenced, secluded rear garden. This garden is a lovely space, landscaped with an area of lawn, raised area with a garden shed for storage, and a sizeable patio to the side and rear providing the perfect space for alfresco dining and summertime entertaining.

Cowfold is a village and civil parish between Billingshurst and Haywards Heath in West Sussex. The village offers a variety of facilities including a primary school, doctors' surgery, and recreation space with a playground. There is also a Co-op store, Indian restaurant, and a popular country pub. Around 7 miles away is Horsham, with further facilities including shopping and a mainline railway station.





Approximate Area = 901 sq ft / 83.7 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1343966

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, Air-source heat pump, water and mains drainage are currently connected to the property.
Council Tax Band D. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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