



24 | Acorn Avenue | Cowfold | West Sussex | RH13 8RS

**H.J. BURT**  
Chartered Surveyors : Estate Agents



- Beautifully presented three-bedroom end terrace property
- Loft conversion with good sized main bedroom
- Modern fitted kitchen, shower room/bathroom and conservatory
- Former garage converted into a home office and storage area
- Pretty Westerly rear garden with pergola and decking area
- Double glazing, electric heating, cavity wall insulation

### Description

An opportunity to purchase a beautifully presented end terrace property in a popular location that has been meticulously refurbished in recent years by the current owners. This includes a refitted contemporary shower room and kitchen, the installation of a warm roof onto the conservatory to enhance the reception space, as well as a loft conversion to provide a spacious main double bedroom. The pretty West facing rear garden has a patio area and a pergola with raised decking, ideal for al fresco dining, whilst the garage has been converted into a home office with additional storage for bicycles etc. There is electric heating and cavity wall insulation, whilst all the windows and external doors are double glazed. An internal inspection is highly recommended.

A composite front door leads to the **Entrance Lobby** with tiled floor and coats hanging space and opening into the Entrance Hall that in turn leads to the **Sitting Room**. Double glazed windows with plantation blinds overlooking the front of the property. Walk-in under stairs storage cupboard. The room is divided by a display shelving unit and leads into the **Dining Room**. Contemporary upright electric radiator and engineered wood flooring. The **Refitted kitchen** has a deep glazed sink with mixer tap and engineered wood flooring. Modern grey gloss fronted units with drawers and cupboards along with marble worksurface and upstands. Fitted electric oven with Lamona halogen hob, extractor canopy over and glazed tiled splashback. Shelving unit with Hotpoint fridge freezer. Space and plumbing for automatic washing machine. The **Conservatory** has engineered wood flooring, electric panel heater and a further contemporary electric radiator. Double doors lead to the rear garden.

Stairs lead from the Hall to the **First Floor Landing** with an airing cupboard. There is a double **Bedroom** to the front of the property with a built-in wardrobe cupboard, plus engineered wood flooring and a double-glazed window overlooking the front garden. The

rear **Bedroom** also has engineered wood effect flooring and overlooks the rear garden. The refitted **Shower Room/Bathroom** comprises a walk-in shower cubicle with Triton power shower and subway tiles. Low-level WC, square wash hand basin set in vanity unit with subway tiled splashback. Double glazed windows with subway tiled sill, tiled floor and combined radiator/towel rail, A return staircase leads from the Landing to the **Second Floor** and the light and bright **Main Bedroom** has useful under eaves storage and Velux windows.

**Outside** To the front of the property is a garden with a brick pathway and areas laid to artificial grass with decorative flower and shrub beds. A gated side access leads to the pretty, West facing rear garden that has a patio area, an area laid to lawn and a pergola with raised decking a gravel path leading to the rear access and the former **Garage** that has been converted into Home Office with sliding doors, laminate flooring, underfloor heating, light and power. A part glazed door leads to additional storage area with double doors. Outside water tap and power points.

### Location

Acorn Avenue is situated in a popular development near the centre of Cowfold village within walking distance of the local convenience store, Post Office and Village Hall and the Playing Fields. St. Peters Primary School is close-by. There are bus services serving both Brighton and Horsham town centre, both of which have more comprehensive shopping and leisure amenities. Mainline railway stations are available at Hassocks, Haywards Heath & Horsham. Cowfold is situated between the A24 and the A23, both of which give good access to major routes in the area, including the M23/M25 and national motorway network.







Property Reference: HJB02661

Photos & particulars prepared: October 2023 & revised November 2023

(Robert Turner MNAEA)

Services: Mains electricity, water and drainage

Local Authority: Horsham Council Tax Band: 'C'

## Directions

From the A281 proceed to the roundabout in the centre of the village turning right onto the A272 Bolney Road. Take the right hand turning into Oakfield Road, follow the road around to the left and the property will be seen on the right. What Three Words: <https://w3w.co/stopwatch.scooters.crunches>

## Viewing

An internal inspection is strictly by appointment with:

**H.J. BURT Henfield**

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Acorn Avenue, Cowfold, RH13 8RS

Total Area: Inc Garage/Office 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup> approximately

All measurements are approximate and for display purposes only

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