



2 Station Cottages Cowfold Road, West Grinstead

Guide Price £550,000

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West Grinstead, Horsham

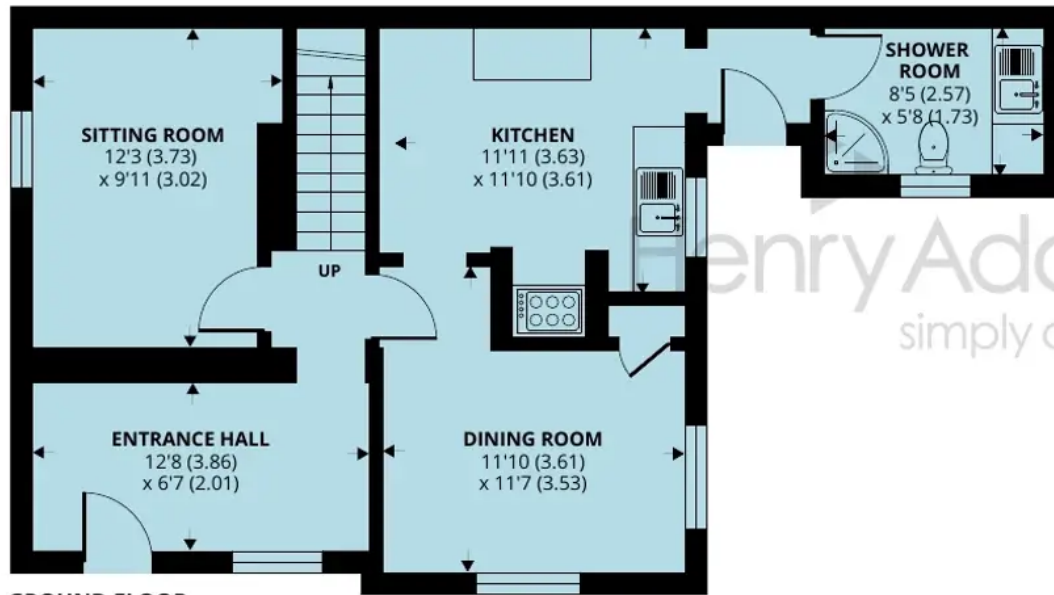
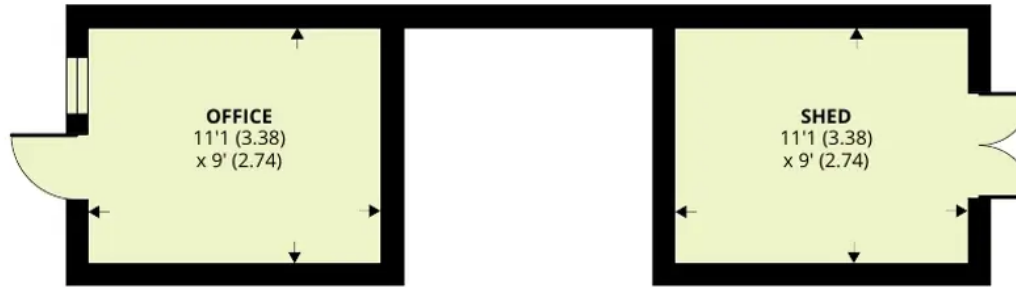
This beautifully presented three bedroom semi-detached character property is located adjacent to the Downs Link which is renowned for its countryside walks and provides cycle access to Horsham town centre. The location also provides access to commuter routes to the capital, a selection of pubs and restaurants and well-regarded local schools.

To the ground floor, a generously sized reception hallway welcomes you and leads to the main sitting room which enjoys an aspect to the side of the property that provides a light and airy feel. Further reception space includes the dining room/family room which also has a light and airy feel due to the double aspect and is conveniently located adjacent to the kitchen which has a quality finish with space for a freestanding range cooker. The kitchen also features a Butler style sink and a tiled floor running throughout. Also of note to the ground floor is a rear reception lobby plus a shower/utility room which has a walk-in shower, a low-level WC and a wash hand basin which doubles up as a utility space making it an ideal boot room, perfect for countryside walks.

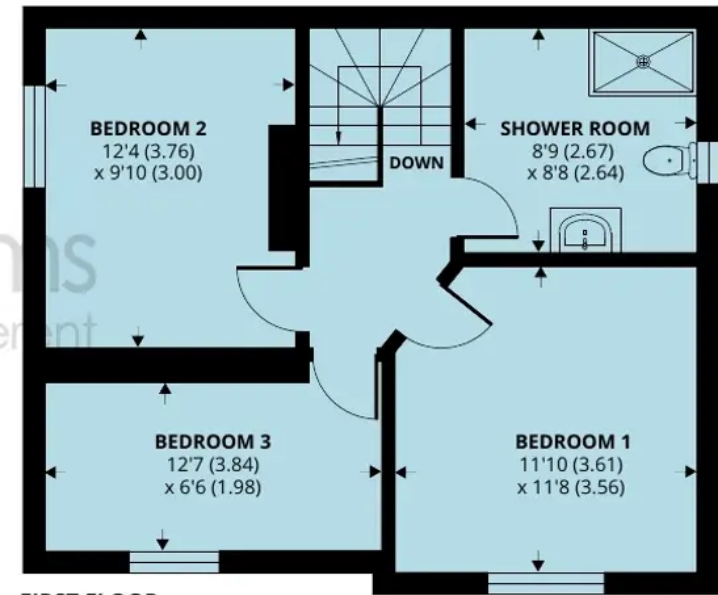
To the first floor, the main bedroom has an aspect to the front of the property and enjoys views over the garden. There are two further bedrooms, both of which have decent proportions. The separate family bathroom is superbly presented with a modern style featuring a classic twist which includes a large walk-in shower, a modern wash hand basin and a low-level WC, all complimented with tiling to the floor and walls.

Planning permission has been granted for erection of a two-storey side and a two-storey front extension (completed) and cladding to front elevation. Details are available via HDC Planning, reference: DC/22/0730.





GROUND FLOOR



FIRST FLOOR

2 Station Cottages, Cowfold Road, West Grinstead, Horsham, RH13 8LU

Approximate Area = 1102 sq ft / 102.4 sq m
Outbuildings = 202 sq ft / 18.7 sq m (office & shed)
Total = 1304 sq ft / 121.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Henry Adams. REF: 1053771



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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.