



**19 Godmans Court, Henfield Road
Cowfold, West Sussex, RH13 8DZ
Asking Price £105,000 Leasehold**

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A Well Presented One Bedroom Second Floor, Age Restricted Apartment Situated in the Heart of Cowfold Village Close to Local Amenities and Country Walks.

Situation

The property is situated in the heart of the sought after village of Cowfold, offering everyday amenities, with Henfield just under 5 miles distant for a wider range of shops, restaurants and public houses. The historic market town of Horsham provides a more comprehensive range of facilities including Waitrose and John Lewis Home, Swan Walk shopping centre, The Carfax with its cobbled streets and thriving restaurants, Horsham Sports Club and The Capitol – a multi-purpose arts venue. Horsham's mainline railway service to London Victoria takes about 55 minutes or, alternatively, from Haywards Heath (about 44 minutes). The A23/M23 situated close by provides convenient and easy access to Brighton, Gatwick and the M25. There is golf at Mannings Heath, International show jumping at Hickstead and racing at Brighton and Goodwood. There are also excellent schools in the area including Brighton College, Burgess Hill School for Girls, Handcross Park, Christ's Hospital, Cottesmore and Hurstpierpoint.

Description

A very well presented second floor apartment within this popular age restricted development. There are communal facilities including residents lounge with adjoining kitchen, fully equipped laundry room and a guest suite is available by arrangement at a nominal charge. Lifts are available to first and second floors, entry phone, emergency call system and double glazed windows.

The accommodation comprises of communal entrance hall, private entrance hall, large lounge/dining room with door leading to the fitted kitchen. large bedroom with fitted wardrobes and shower room.

The well maintained communal gardens are situated to the front of the main entrance comprising of paved patio with benches, table and chairs, lawn area, mature hedging and shrub borders.

Council Tax Band - B

Lease

There is 81 years left on the lease.

Maintenance

Maintenance charge is £236.83 PCM which includes water rates.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

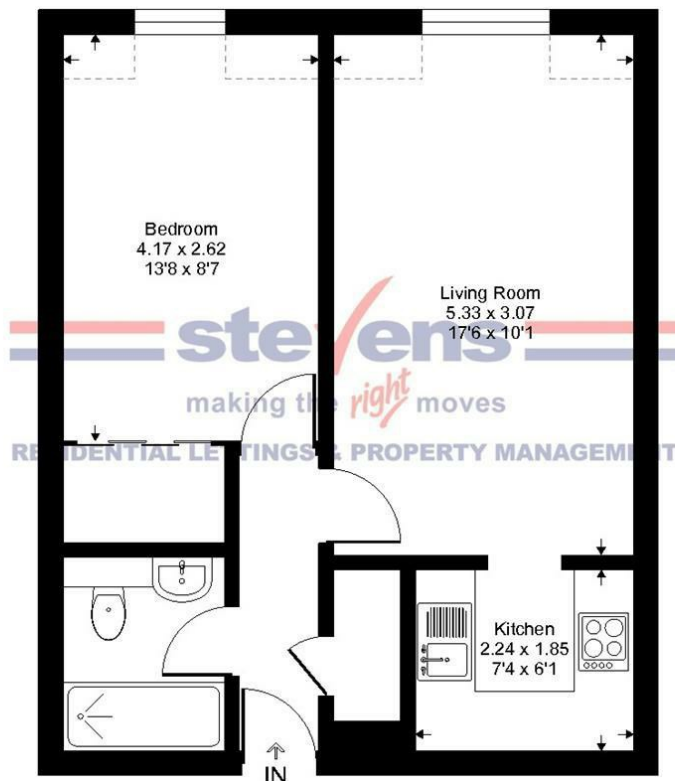






Godmans Court, RH13

Approximate Gross Internal Area = 41.2 sq m / 444 sq ft
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

1, Bishop Croft, High Street Henfield, West Sussex BN5 9DA

Tel: 01273 492141 Email: sales@stevens-estates.co.uk

www.stevens-estates.co.uk

