



**8 Oakapple Close  
Cowfold, West Sussex RH13 8RU  
Guide Price £290,000 Freehold**

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ESTATE AGENTS

# A Two Bedroom Terraced House Situated in the Village of Cowfold within a Quiet cul-de-sac. The Property Further Benefits from an Enclosed Rear Garden & Garage in Compound.

## 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

This terraced house is built of brick elevations under a pitched tiled roof complemented by double-glazing and electric heating. The accommodation is arranged over two floors comprising on the ground floor of canopied entrance porch leading to entrance hall with large storage cupboard. Kitchen looking over the front garden, living room with sliding patio doors into the large and bright conservatory with French doors opening onto the rear garden.

Stairs from the living room rise to the first floor landing with doors to bedroom one and two and newly fitted family shower room.

Outside is a front garden and enclosed rear garden as well as a brick built garage and drive situated a few yards from the property.

## Property Information

Council Tax Band C: £2077.50 2025/2026

Utilities: Mains Electric. Mains water and sewerage

Parking: Parking on street and garage in compound

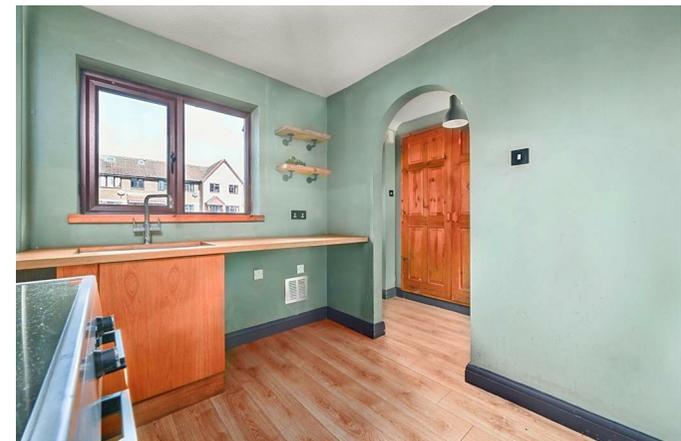
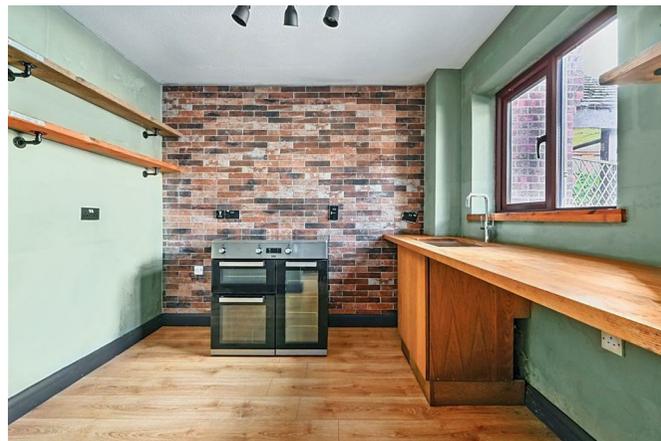
Broadband: Standard 19 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps (OFCOM checker)

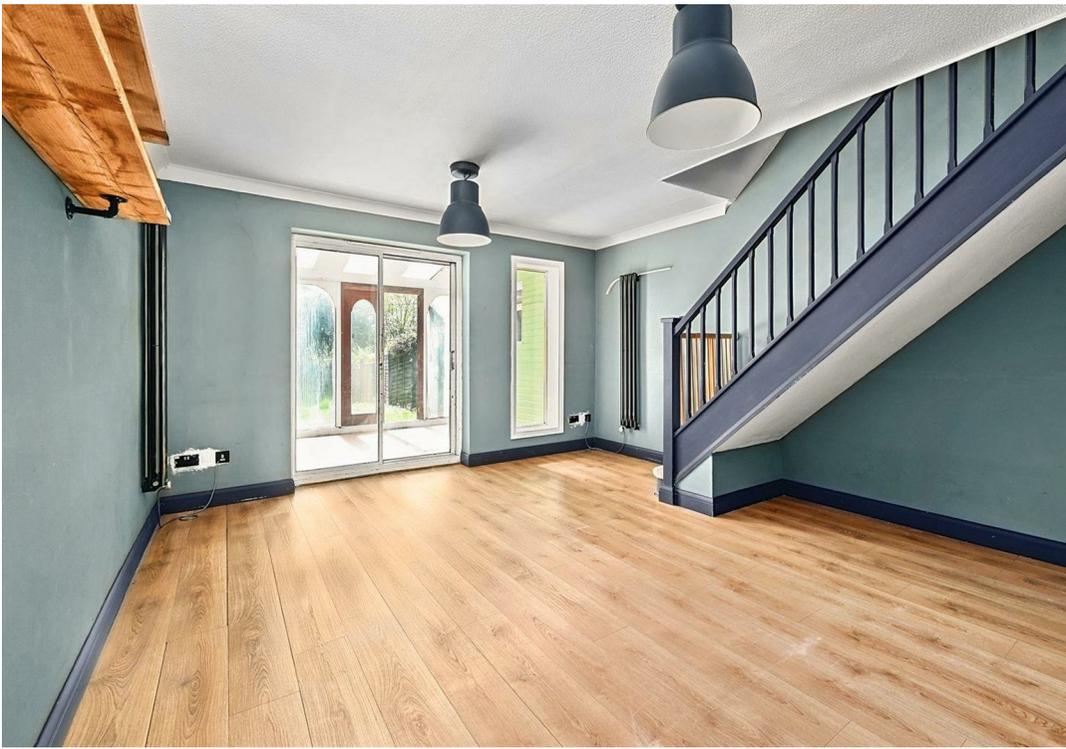
Mobile: Good coverage (OFCOM checker)

## Property Misdescription Act 1991

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

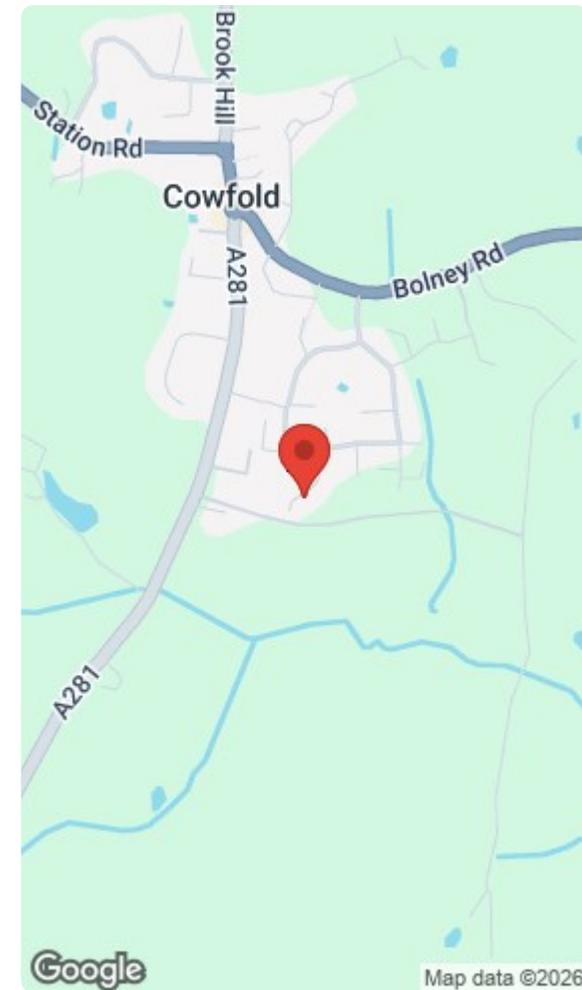
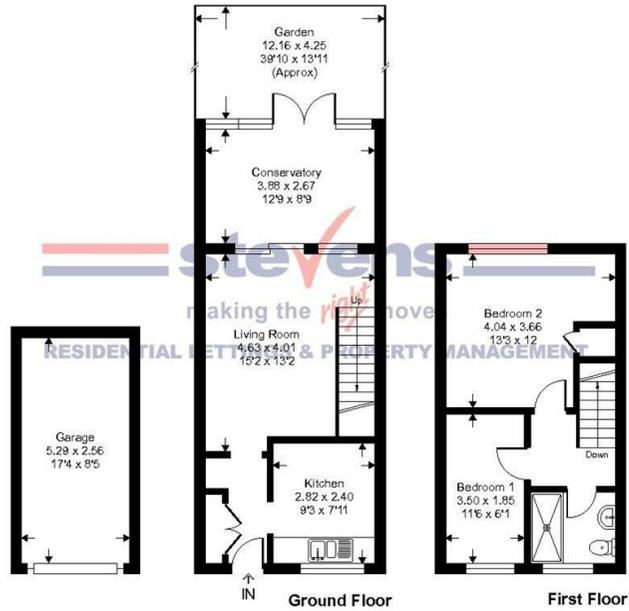
1. All measurements are approximate. 2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase. 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.





### Oak Apple Close, RH13

Approximate Gross Internal Area = 69.8 sq m / 752 sq ft  
 Approximate Garage Internal Area = 13.5 sq m / 146 sq ft  
 Approximate Total Internal Area = 83.3 sq m / 898 sq ft



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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Viewings by appointment only

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

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