



# Kent Street, Cowfold, Horsham

Guide Price: £625,000



acorus®

**KENT STREET  
COWFOLD  
HORSHAM  
RH13**

A well presented three bedroom detached bungalow with large garden, garage, land, outbuildings and parking located in a sought after countryside location.

THIS PROPERTY IS SUBJECT TO AN AGRICULTURAL OCCUPANCY CONDITION (Please refer to this section in the details for further information).

FOR SALE BY PRIVATE TREATY  
Freehold with vacant possession on completion

**Guide Price: £650,000**

REF: C390

These particulars give only a general outline and your attention is drawn to the important notice printed within them.





## INTRODUCTION

This introduction and particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items.

## SITUATION/LOCATION

The property is located in a rural location the east of Cowfold.

## DESCRIPTION

A well-presented three-bedroom bungalow, with large garden, garage, outbuildings, set in approximately 2.3 acres (STS).

## ACCOMMODATION

The accommodation comprises;

Front door leading to Hallway, with built in storage cupboard and rooms to;

Kitchen/Diner 6.23m x 4.86m  
(maximum)

- French doors to side
- Window to rear
- Fitted units throughout
- Built in storage cupboard

Dining room 3.37m x 3.31m

- Windows to side and rear

## ACCOMMODATION CONTINUED...

### Utility room 2.61m x 3.39m

- Rear door, with access to outside
- Built in units with sink
- Window overlooking side of property

### Living room 6.14m x 4.1m

- French doors to rear
- Windows to side and front
- Log burner
- Door to hall

### Master bedroom 3.52m x 4.84m

- Double sized room
- Built in wardrobe,
- Window to rear of property
- En suite shower room

### Bedroom two 2.96m x 4.81m

- Double sized room
- Window to rear

### Bedroom three 4.6m x 3m

- Currently used as office
- Window to rear

## OUTSIDE

The bungalow is approached via a private driveway with large garden, to both the front and rear comprising lawn.

Approximately 2.3 acres in total

A double garage building, with annexe potential with storage space above, stable building, with two stables and a tack room, and redundant chicken shed, measuring approximately 7m x 12.2m.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way affecting the property.

## AGRICULTURAL OCCUPANCY CONDITION

Planning permission for the property was granted in 2006 subject to a number of conditions, one of which was an Agricultural Occupancy Condition. Condition two states:-

‘The occupation of the dwelling shall be limited to a person solely employed, or, retired and last employed in the locality in agricultural as defined in section 336(1) of the Town and Country Planning Act 1990, or in forestry (including any dependants of such a person residing with him or her) or a widow or widower of such a person’.

## UPLIFT CLAUSE

The property will be sold subject to an uplift clause entitling the vendors to a share of any increase in value following any future removal of the agricultural occupancy condition.

## SERVICES (not tested)

The property is provided with mains water and electricity.  
Drainage is to a septic tank.  
Central heating is provided by a oil fired boiler.

## ENERGY PERFORMANCE RATING: D

RdSAP Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

## LOCAL AUTHORITY

Horsham District council

Council Tax Band E.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

Strictly by appointment with the selling agent Acorus.



#### IMPORTANT NOTICE

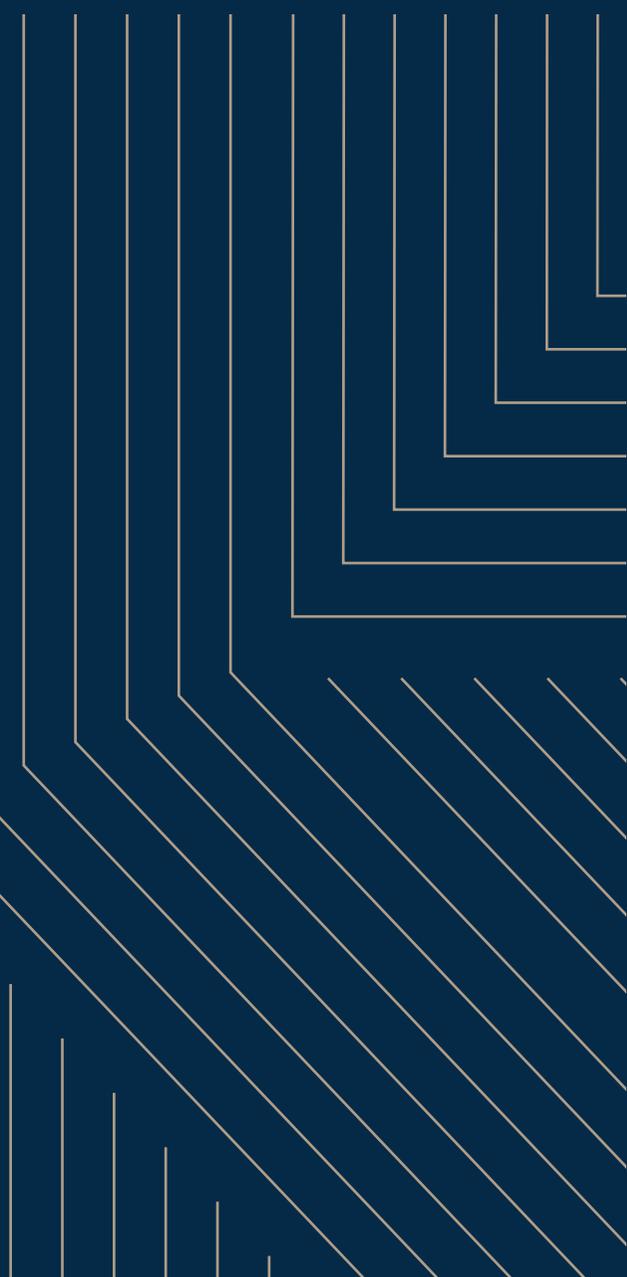
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