



£375,000

The Crescent, Cootham, West Sussex

KW ADVANTAGE
KELLERWILLIAMSSM



The Crescent, Cootham, West Sussex, RH20 4JU

Offered chain free, this extended four bedroom semi detached house offers family-friendly accommodation over two floors within the friendly hamlet of Cootham. Situated just over a mile from Storrington's bustling village centre and with wonderful country walks almost from the doorstep, the property offers scope for the next owner to complete the refurbishment project, adding their own finishing touches and stamp of personality.

There is a large, open plan dual aspect reception room with plenty of space for relaxing in at the end of the day and which opens onto a modern fitted kitchen with matt white units. Preparation work has been carried out to create a shower room / cloakroom beyond. Upstairs are four bedrooms, the largest of which runs the full depth of the house. The bathroom overlooks the rear garden. There is ample parking for a number of vehicles to the front and side of the property, with large wooden gates opening onto the fully enclosed garden, which measures in excess of 90ft long. With so much space on offer, there is plenty of room for a large trampoline and a couple of kids' football goals. Children will love playing, whilst adults entertain with family and friends looking out towards the beautiful South Downs.

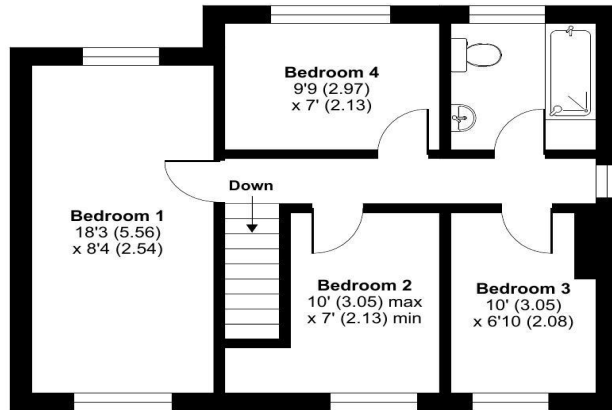
Tucked away towards the head of the cul-de-sac, this house is well placed for easy access to Pulborough's mainline railway station or the range of shops, cafes, pubs and restaurants at nearby Storrington. Cootham's local, "The Crown Inn" is just down the road.



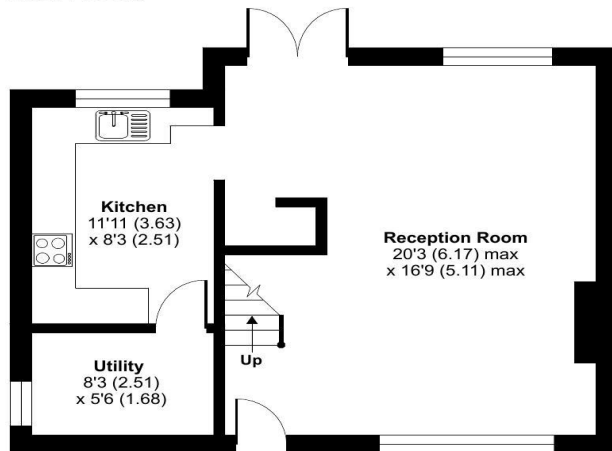


The Crescent, Cootham, Pulborough, RH20

Approximate Area = 1016 sq ft / 94.3 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 979721



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

