





## 3 New Cottages, Rock Road, Washington

An attached family home in rural location, overlooking countryside and distant views of the South Downs.

 3/4     3/4     1     E

- ▶ Double length sitting room
- ▶ Dining room
- ▶ Kitchen
- ▶ Large entrance hall
- ▶ Three double bedrooms
- ▶ Study / bedroom 4
- ▶ Large garden
- ▶ Ample parking
- ▶ South facing views over fields

Coming to the market for the first time in over 45 years this is a lovely cottage at the end of a rural lane where there are three properties abutting farmland. Number three is an attached home where there are steps which lead up to the front door and the entrance hall is a good size with a storage cupboard and cloakroom, to one side of the property is a large sitting room with feature fireplace. The dining room is at the rear of the property and has French doors to outside, off the dining room is the kitchen which is fitted with a range of cupboards and space for an oven and washing machine.

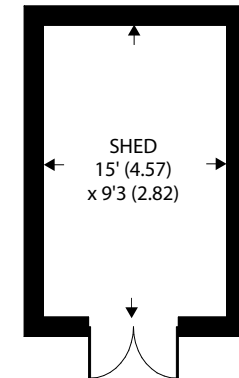
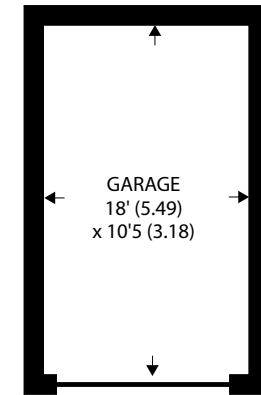
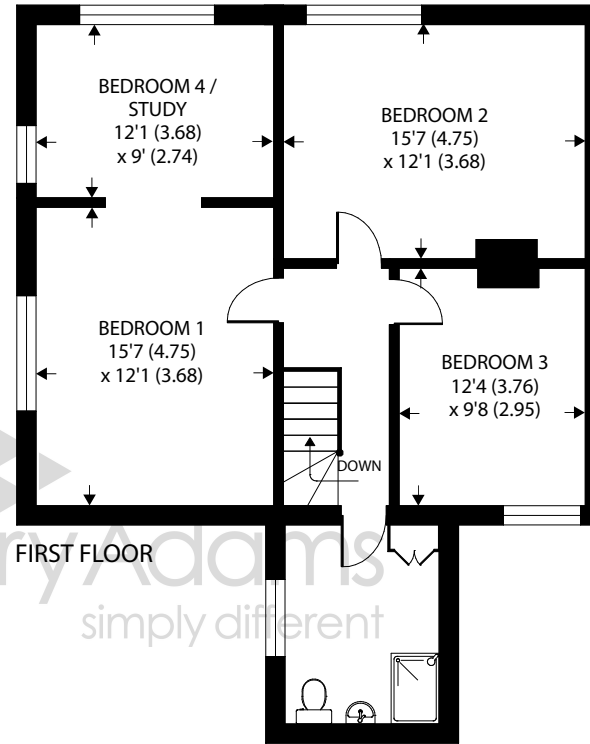
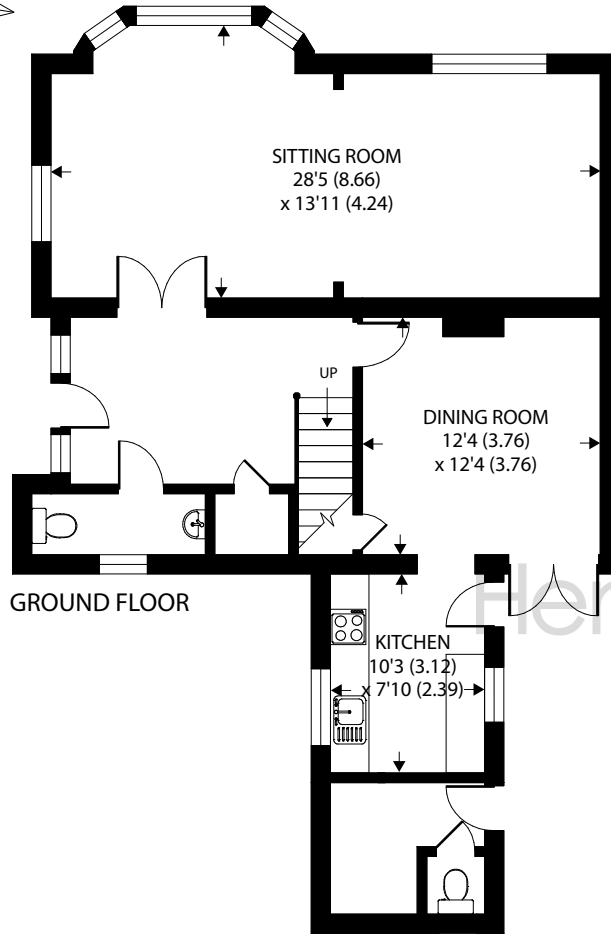
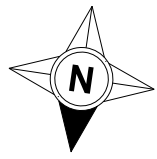
On the first floor there is a wet room which could easily have a bath re-instated if you desired, there are three double bedrooms and off bedroom one is a study, fourth bedroom or dressing room depending on how you wished to use it. There is access from the landing to the large attic which could be utilised subject to planning consents.

Outside there is an outhouse attached to the property which would make an ideal laundry room and a single garage and over the driveway is access to the large garden, there are a number of trees and shrubs and an ideal spot if you fancied a bit of 'The Good Life'.









Approximate Area = 1681 sq ft / 151.2 sq m

Garage = 193 sq ft / 17.9 sq m

Shed = 144 sq ft / 13.3 sq m

Total = 2018 sq ft / 187.4 sq m

For identification only - Not to scale



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.

## Location

The quaint Washington village benefits from a traditional country pub named The Frankland Arms, a primary school, village hall with neighbouring green and park, and a popular Squire's garden centre that has the additional benefit of a café. The convenient access to the A24 means that key towns and cities to the north and south are easily accessed. Worthing is just a 20 minute drive south, with the charming seaside town boasting a wealth of coastal amenities, including the iconic beach and pier, whilst Horsham is a similar distance to the north. Each town has a wide range of restaurants, bars, shops, supermarkets and entertainment facilities for complete convenience.

## Directions

From our office in Storrington proceed along the High Street to the mini roundabout. Take the first exit onto School Hill (B2139) and continue over the next two mini roundabouts onto Rock Road. Proceed for approximately 1.3 miles and the driveway will be on the right hand side off Rock Road, following the driveway down and the number three will be directly in front of you.

