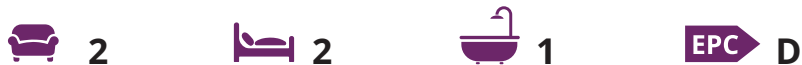




Guide Price £370,000

A delightful Grade II listed cottage set in a conservation area, yet close to the village High Street and amenities.

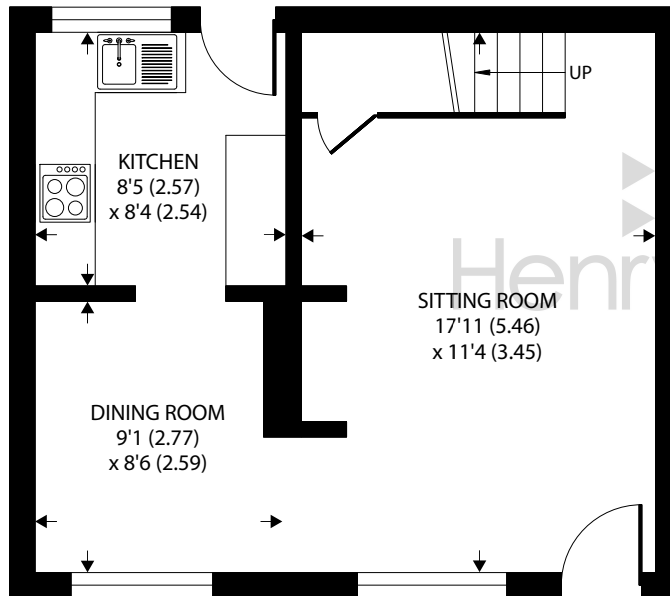
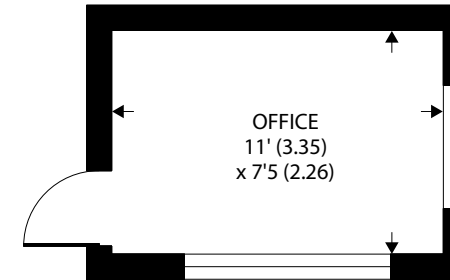
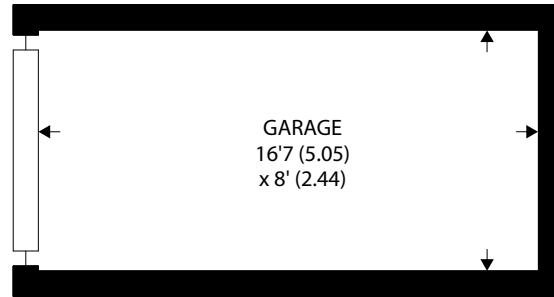
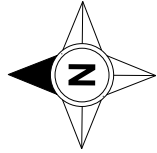


- ▶ Immediate exchange of contracts available
- ▶ Sitting room with feature fireplace
- ▶ Separate dining room
- ▶ Kitchen with access to courtyard
- ▶ Two double bedrooms
- ▶ First floor bathroom
- ▶ Brick built garden room or office
- ▶ Single garage and parking
- ▶ Cottage garden

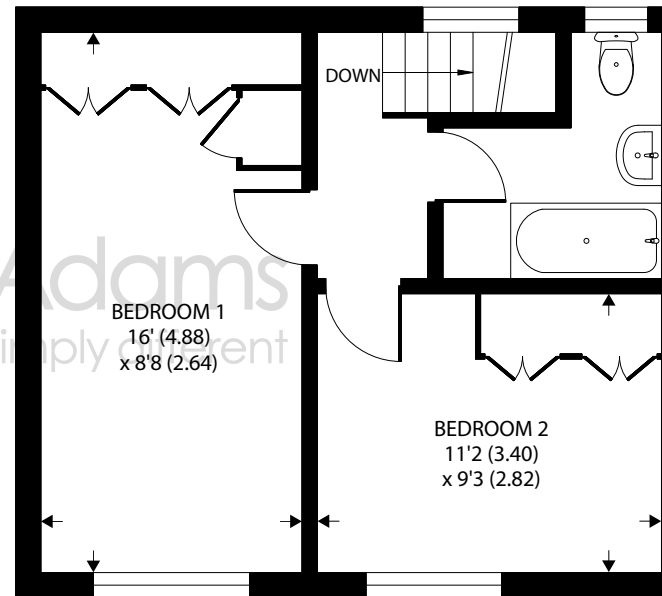
Sycamore Cottage is a delightful cottage in the heart of the village, steps lead up from Church Street to the front door which in turn opens to the sitting room with feature fire surround and an under stairs storage cupboard with stairs to first floor. The sitting room leads into the dining room and at the rear of the home is the kitchen with a range of cupboards, space for washing machine, fridge and oven, there is a stable door to the rear court yard.

On the first floor there are two bedrooms both with the added advantage of fitted cupboards and the bathroom. Outside to the rear is the court yard garden with the added bonus of a brick built office with power and light providing a perfect space should you work from home or as a hobbies room, there is also an area of lawn with and number of plants and shrubs. The property also comes with the advantage of a single garage and parking to the front of the garage. Sycamore Cottage is being sold with the advantage of no forward chain.





GROUND FLOOR



FIRST FLOOR

Approximate Area = 738 sq ft / 68.5 sq m

Garage = 133 sq ft / 12.3 sq m

Office = 82 sq ft / 7.6 sq m

Total = 953 sq ft / 88.4 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

Storrington village lies in the lea of the South Downs and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

