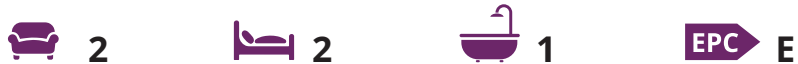




## 2 New Cottages, Washington

A character cottage set in a private semi - rural location on the edge of the National Trust Warren Hill.



- ▶ Terraced house ideal for updating and modernising
- ▶ Sitting room and separate dining room
- ▶ Kitchen
- ▶ Lean to with access to rear of property
- ▶ Two double bedrooms
- ▶ Bathroom
- ▶ Potential third bedroom on second floor
- ▶ Rear garden with large garage, parking and summer house
- ▶ No forward chain

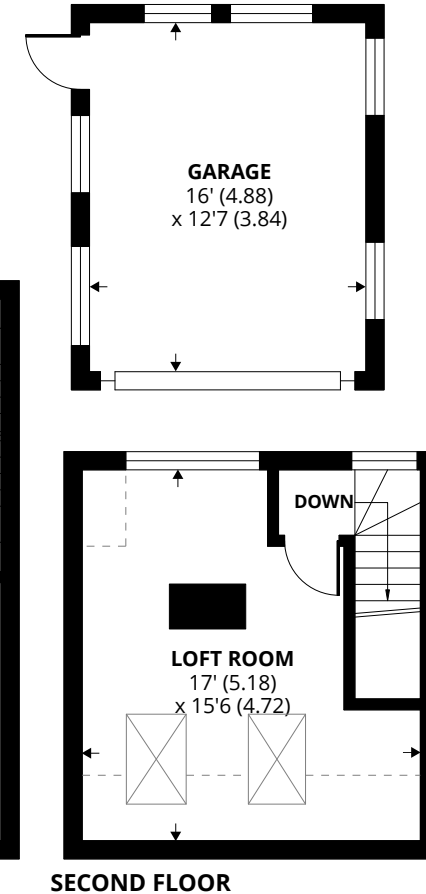
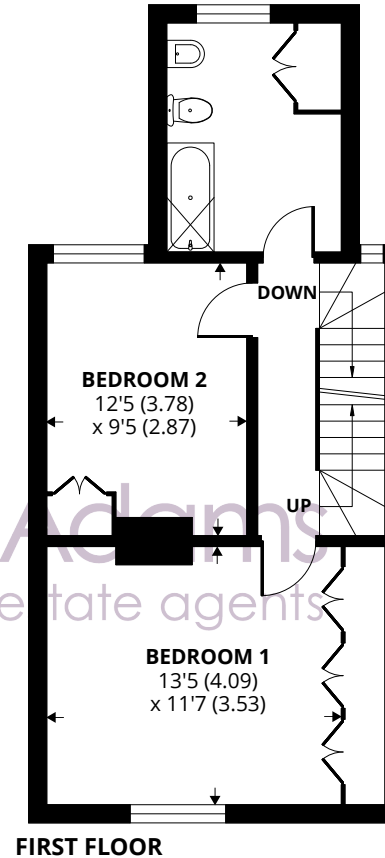
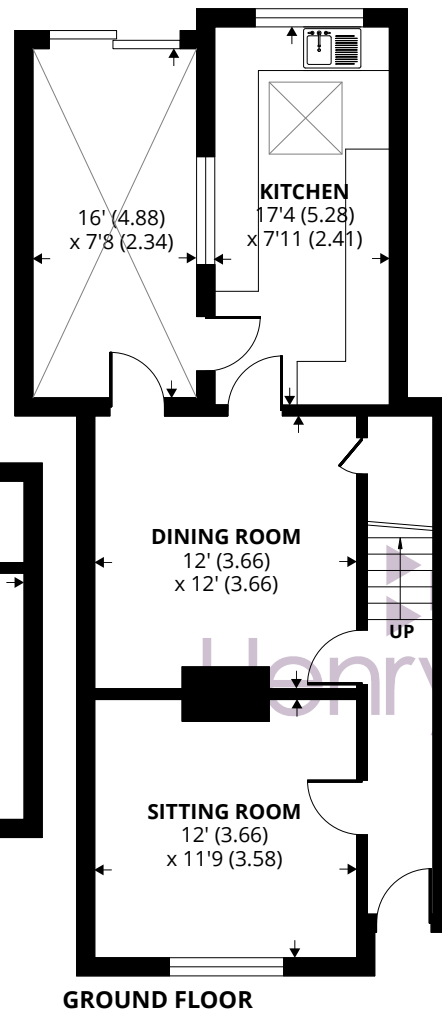
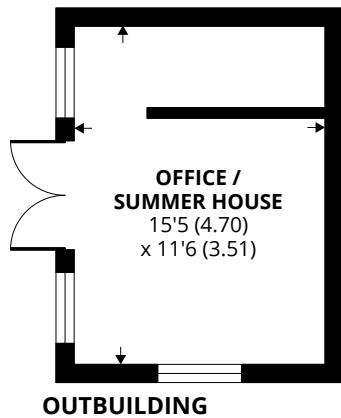
This character terraced house presents an excellent opportunity for those with an eye for renovation. Upon entry, the property welcomes you with a sitting room, a dining area perfect for hosting guests, and a functional kitchen. Additionally, there is a convenient lean-to extension off the kitchen, providing direct access to the rear of the property. Upstairs, you will find two generously sized double bedrooms, along with a well-appointed bathroom. The second floor offers exciting potential for a third bedroom, adding versatility to the home's layout.

Externally, the property features a detached single garage and driveway parking at the rear of the house, ensuring convenient parking. The well-proportioned garden offers a tranquil retreat, perfect for relaxation and outdoor activities. Nature enthusiasts will appreciate the property's proximity to National Trust land, allowing for invigorating walks amidst beautiful surroundings. All of these desirable qualities are offered with the additional benefit of no forward chain, making this property an excellent investment opportunity.





Denotes restricted head height



Approximate Area = 1342 sq ft / 124.7 sq m

Limited Use Area(s) = 54 sq ft / 5 sq m

Garage = 203 sq ft / 18.9 sq m

Outbuilding = 178 sq ft / 16.5 sq m

Total = 1777 sq ft / 165.1 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

Rock Road is located on the western side of the village of Storrington and is in the Parrish of Washington. With good access to the A24 northbound and direct access to the National Trust Warren Hill is a good location for work and play. The property is located down a private unmade road accessing three properties.

The village of Storrington lies in the lea of the South Downs National Park 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 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. 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.

