



Winbury

Pulborough Road | Cootham | RH20 4JT

An extended three bedroom semi-detached family home located on the fringes of Storrington village, with certain aspects of the property offering views over countryside and towards the South Downs. Internally, accommodation comprises: ground floor cloakroom, generous sized sitting room with open fireplace and doors leading to rear garden, snug/2nd sitting room, open plan kitchen/dining room with integrated appliances and semi-vaulted ceiling, ground floor cloakroom and family bathroom. Outside, there is off-road parking leading to a large store room and south aspect gardens and terrace.

Covered Entrance Porch Double glazed to:

Entrance Hall Understairs storage cupboard, radiator.

Ground Floor Cloakroom Low level flush w.c.

Snug/2nd Reception Room 12' 2" x 12' 2" (3.71m x 3.71m) Brick built fireplace with radiator and double glazed window.

Sitting Room 22' 4" x 15' 4" (6.81m x 4.67m) Feature open fireplace, radiator, sliding double glazed patio doors to rear garden.

Kitchen/Dining Room 22' 3" x 15' 1" (6.78m x 4.6m)

Kitchen Area Range of wall and base units with space and plumbing for washing machine, twin stainless steel sink with mixer tap, space and plumbing for dishwasher, cupboard housing boiler, extractor fan, semi-vaulted ceiling with downlighting, through to:

Dining Area Radiator, large skylight, radiator, sliding double glazed doors leading to rear garden.

Stairs to:

First Floor Landing Access to loft space.

Bedroom One 12' 3" x 12' 2" (3.73m x 3.71m) Built-in wardrobe cupboards, radiator, double glazed windows.

Bedroom Two 12' 3" x 11' 0" (3.73m x 3.35m) Radiator, double glazed windows with partial views to the South Downs, built-in wardrobe cupboards.

Bedroom Three 10' 0" x 9' 0" (3.05m x 2.74m) Radiator, double glazed windows.

Bathroom Inset bath, pedestal wash hand basin, low level flush w.c., heated chrome towel rail.

Outside

Parking Gravelled driveway parking for several vehicles.

Front Garden Covered side storage area measuring 10'5 x 7'1.

Rear Garden South aspect, being a feature of the property, terrace and raised areas with mature trees and shrubs, screened by fence panelling and brick walling.

EPC Rating: Band C.



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