



## 5 Dukes Row

Cootham | West Sussex | RH20 4JR

A charming two bedroom period cottage located on the fringes of Storrington village believed to be over 150 years old. Internally the property comprises: sitting room with wood burner, bespoke pine kitchen, modern bathroom, uPVC conservatory/dining room, gas central heating and a delightful cottage style garden extending to approximately 100'.

Entrance Leaded light double glazed front door to:

**Open Plan Sitting Room 15' 5" x 10' 11" (4.7m x 3.33m)** Double glazed window bay, feature cast iron wood burning stove with stone hearth and mantel with exposed brick chimney breast, built-in shelving, radiator, exposed oak flooring, understairs recess area, built-in storage cupboards, archway through to:

**Kitchen 15' 5" x 7' 2" (4.7m x 2.18m)** Enamel single drainer sink unit with mixer tap, tiled working surfaces, space and plumbing for washing machine and dishwasher, built-in pine eye-level storage cupboard, tiled flooring, understairs storage cupboard, stable door to:

**Conservatory 9' 2" x 8' 8" (2.79m x 2.64m)** Tiled flooring, sliding double glazed doors leading to rear garden, covered radiator, concealed spot lighting.

**Ground Floor Bathroom** Panelled bath with folding shower and screen with fitted independent shower unit, pedestal wash hand basin, low level flush w.c., radiator, dark oak flooring, extractor fan.

Stairs to:

**First Floor Landing** Access to loft space, shelved linen cupboard.

**Bedroom One 12' 1" x 8' 3" (3.68m x 2.51 m)** Radiator, range of twin built-in wardrobe cupboards, uPVC double glazed windows, built-in shelving with downlighting, further shelved storage cupboard.

**Bedroom Two 11' 2" x 10' 4" (3.4m x 3.15m)**

**Outside**

**Rear Garden** Paved patio area, cottage style gardens, paved pathway leading to vegetable plot, greenhouse.

**EPC Rating: Band C.**



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