



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.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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