

Lilacs, 14 Cootham Park

Cootham | West Sussex | RH20 4JS

A detached two bedroom mobile home located within this small park close to the South Downs in the hamlet of Cootham with its village Pub. Internal accommodation comprises: sitting room/dining room, kitchen with granite working surfaces, shower room, uPVC double glazed windows, LPG gas fired central heating, attractive gardens and communal parking. Over 50's only. Park rules apply (see attached).

Entrance Double glazed front door to:

Entrance Hall Double glazed door to:

Sitting Room/Dining Room 19' 8" x 10' 0" (5.99m x 3.05m) Dual aspect room with double glazing and radiators, feature fire surround, door to:

Kitchen Inset sink with mixer tap, granite working surface and drainer with cupboards under, further granite working surfaces with drawers and cupboards under, eye-level cupboards, space with recess suitable for housing fridge/freezer, double glazed door leading to:

Lean-To/Utility Room Space for washing machine and door leading to side garden.

Inner Hallway Cupboard housing 'Worcester' boiler, shelved storage cupboard.

Bedroom One Radiator, double glazed window, built-in wardrobe cupboards and overhead storage cupboards.

Bedroom Two Double glazed window, radiator, built-in storage cupboards.

Bathroom Walk-in double shower with fitted independent shower unit, low level flush w.c., radiator, wash hand basin with toiletries cupboards under.

Outside

Front Garden Flower and shrub borders with paved pathways leading to:

Rear Garden Further paved areas, timber garden shed with adjoining stream and mature trees and shrubs.

Side Section of Garden

Parking Onsite parking is limited to **ONE CAR ONLY PER PARK HOME** due to limited parking spaces.

Pitch Fees £192.33 and this does not include water/waste water, electricity, gas or council tax.

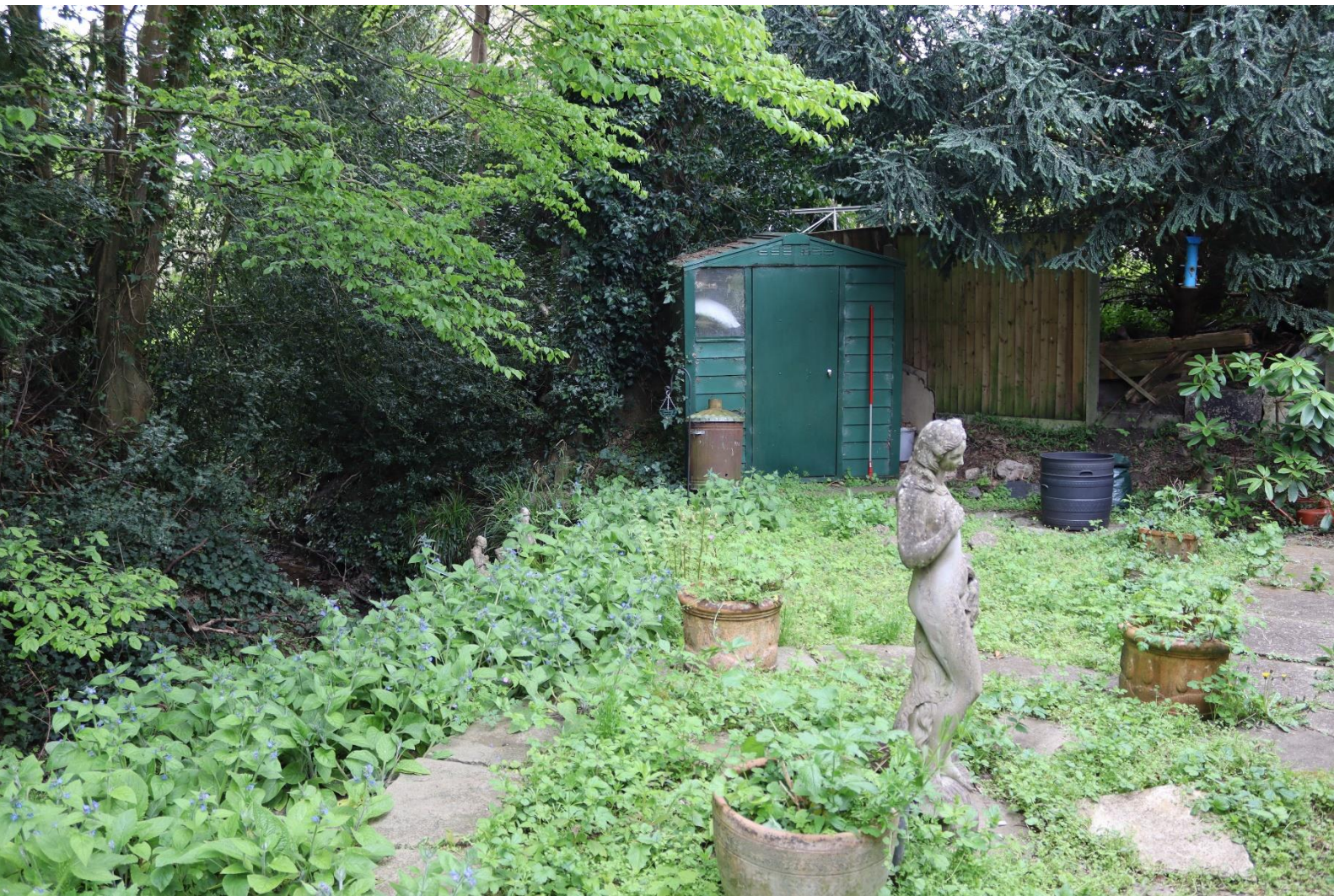
Agents Notes

Park rules apply (you can download these on our website www.fowersonline.co.uk or www.rightmove.co.uk)

Cash buyers only.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowersonline.co.uk storrington@fowersonline.co.uk 01903 745844



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.