



5 Cootham Brow

Storrington | West Sussex | RH20 4JP

A three bedroom semi-detached home offering scope for modernisation, occupying this superb elevated position with certain aspects offering views towards the South Downs. Accommodation comprises: sitting room with open fireplace, ground floor cloakroom, kitchen/breakfast room and family bathroom. Outside, there is driveway parking to the front leading to an attached single garage. The rear garden is arranged in lawned sections. No forward chain.

Entrance Door to:

Entrance Porch Door leading to:

Entrance Hall Radiator, understairs storage cupboard.

Ground Floor Cloakroom Low level flush w.c., wash hand basin.

Sitting Room 19' 10" x 11' 0" (6.05m x 3.35m) Feature open fireplace with cast iron inset, slate hearth and wooden surround, double glazed windows, radiator, double glazed French doors leading to garden.

Kitchen/Breakfast Room 18' 3" x 13' 11" (5.56m x 4.24m) An 'L' shaped room, range of wall and base units, one and a half bowl stainless steel single drainer sink unit with mixer tap, range of eye-level cupboards, four ring gas hob with extractor over, built-in fan assisted electric oven and separate grill, tiled flooring, radiator, double glazed door leading to rear garden.

Stairs to:

First Floor Landing Access to loft space.

Bedroom One 14' 0" x 9' 11" (4.27m x 3.02m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Two 14' 5" x 9' 8" (4.39m x 2.95m) Radiator, double glazed windows.

Bedroom Three 11' 0" x 9' 6" (3.35m x 2.9m) Radiator.

Bathroom Inset bath with fitted shower attachment, low level flush w.c., double glazed window, pedestal wash hand basin.

Outside

Parking Tarmac driveway with parking area leading to:

Attached Garage 18' 11" x 9' 7" (5.77m x 2.92m) Up and over door.

Rear Garden Steps leading to lawned area with paved patio and views towards the South Downs, steps up to further section of garden with lawned area.

EPC Rating: Band E.



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Cootham Brow, Storrington, Pulborough, RH20

Approximate Area = 1191 sq ft / 110.6 sq m
Limited Use Area(s) = 40 sq ft / 3.8 sq m
Garage = 183 sq ft / 17 sq m
Total = 1414 sq ft / 1314 sq m
For identification only - Not to scale



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.
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