



Price Range £350,000 - £375,000
Cootham Green, Cootham, West Sussex





Cootham Green, Cootham, West Sussex, RH20 4JW

Backing into farmland, this three bedroom mid terrace house in the hamlet of Cootham has been modernised and improved by the current owner and is situated within a private development of similar houses and bungalows, plenty of residents parking and its own garage in a nearby block. The bustling village of Storrington is only a mile away, offering a wide range of shops, pubs, cafes, restaurants and takeaways, preschool and nurseries, a primary school, doctors and dentists. Wonderful walks and bike rides into the South Downs are close by and there is a warm and welcoming pub, The Crown Inn, just around the corner from the property.

Set back behind a small front garden, this welcoming home features a ground floor cloakroom / WC, kitchen with ample food preparation and storage space and a lounge/dining room which opens onto the rear garden. Upstairs, the shower room was replaced about three years ago and the main bedroom features Sharps built in furniture and a view of the South Downs. Bedrooms two and three have wonderful views across the neighbouring fields and there is a warm sense of community within the development.

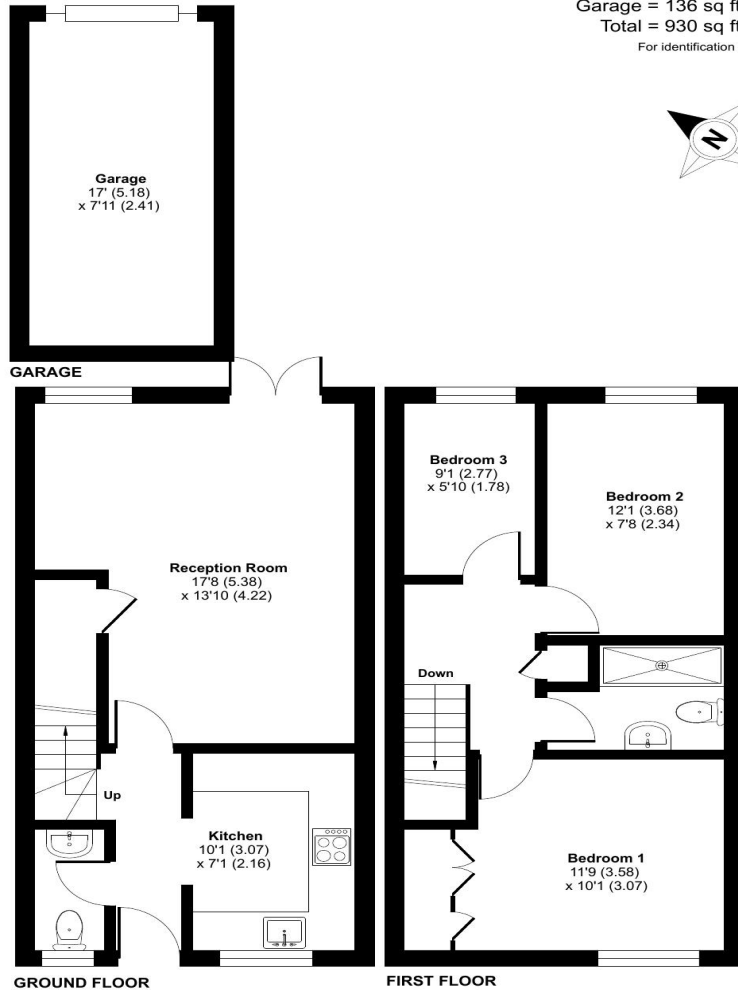
This low maintenance house has a combi boiler and would make a great first time or investment buy, being really economical to run.





Cootham Green, Cootham, Pulborough, RH20

Approximate Area = 794 sq ft / 73.7 sq m
 Garage = 136 sq ft / 12.6 sq m
 Total = 930 sq ft / 86.3 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1141225



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.