



Georgian Cottage | 16 West Street | Storrington | West Sussex | RH20 4EE

FOWLERS
ESTATE AGENTS



Georgian Cottage

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£575,000

Georgian Cottage, located along West Street is a Grade II listed, double-fronted home, featuring period details like exposed beams and brickwork, reflecting the area's rich architectural heritage. Situated in the heart of the village with all amenities just a short walk including a wide variety of local shops, restaurants, butchers, tearooms & post office. The property is charming throughout and has the benefit of radiator heating and sash windows. The sitting room has a Jet Master open fireplace and this room is one of two reception rooms, the other being utilised as a dining room. The kitchen/breakfast room overlooks the garden and benefits from a range of oak style units. The inner hallway leads down to the dry cellar which measures 18'4 x 9'10 and lends itself to various uses including a former recording studio. There is also a further reception room/fourth bedroom on the ground floor. On the first floor there are three double bedrooms and a family bathroom. Outside, the delightful walled rear garden is a good size. A courtyard houses a Studio with kitchenette, w.c., bedroom and tool shed and has the benefit of central heating. Early viewing is recommended to appreciate the history and charm of this home.

- Grade II Listed Cottage
- Sitting Room with open fireplace
- Kitchen/Breakfast Room
- Studio located in the Garden with heating
- Situated in the heart of the village
- Separate Dining Room
- Three Double Bedrooms
- All amenities on your doorstep
- Period features including sash windows
- Further Reception Room
- Family Bathroom
- Located in West Street
- Full of charm and character
- Dry Cellar
- Large Rear Garden
- Early viewing recommended

Entrance Part glazed door to:

Entrance Hall Tiled flooring, exposed beam, part glazed door to:

Open Plan Sitting Room/Dining Room

Sitting Room 15' 3" x 10' 0"

(4.65m x 3.05m) Feature exposed brick fireplace with Jet Master open fire, cast iron grate and tiled hearth, sash window, exposed beam.

Dining Room 15' 3" x 10' 4"

(4.65m x 3.15m) Radiator, sash window, exposed chimney breast.

Inner Hallway Radiator, built-in storage cupboard, part glazed back door leading through to rear garden.

Cellar 18' 4" x 9' 10" (5.59m x 3m)

Kitchen/Breakfast Room 11' 11" x 11' 0" (3.63m x 3.35m) Range of oak style wall and base units, double gas oven and separate grill, inset four ring gas hob, range of eye-level cupboards, stainless steel single drainer sink unit, space and

plumbing for dishwasher, radiator, cupboard housing 'Worcester' boiler, peninsula fitted breakfast bar with under-seating.

Ground Floor Reception Room/Fourth Bedroom 11' 10" x 11' 0" (3.61m x 3.35m) Sash window, radiator.

Stairs to:

First Floor Landing Access to loft space, radiator, through to:

Recessed Study Area Double glazed sash window.

Bedroom One 13' 0" x 12' 0" (3.96m x 3.66m) Built-in wardrobe cupboards, sash window, radiator.

Bedroom Two 12' 8" x 12' 0" (3.86m x 3.66m) Radiator, built-in wardrobe cupboards, sash window.

Bedroom Three 11' 10" x 9' 8" (3.61m x 2.95m) Radiator, built-in wardrobe cupboards, sash window.

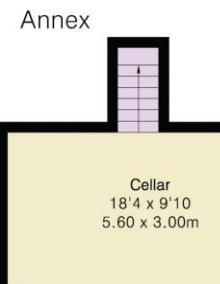
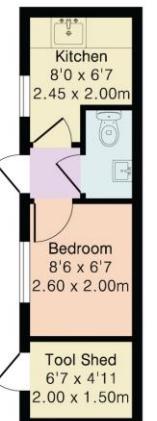
Family Bathroom Panelled bath with fitted shower attachment, pedestal wash hand basin, low level flush w.c., radiator, fully enclosed shower cubicle with sliding glass and chrome screen with fitted independent shower unit, shelved linen cupboard.

Outside

Rear Garden Enclosed walled courtyard area of garden with paved patio area, Studio comprising: kitchenette, w.c., bedroom and tool shed with radiator heating. Further section of garden with raised vegetable plots, offering a high degree of privacy screened by brick walling with mature trees and shrubs leading through to additional section of garden with side access gate.

EPC Rating: Band C.

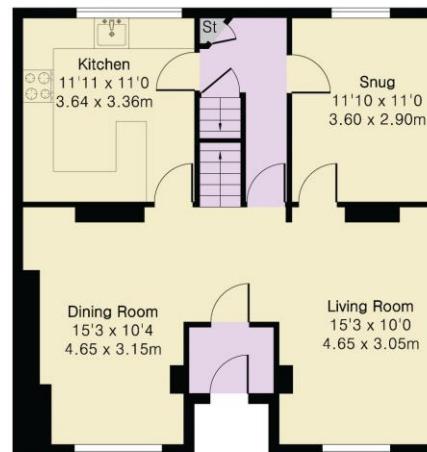




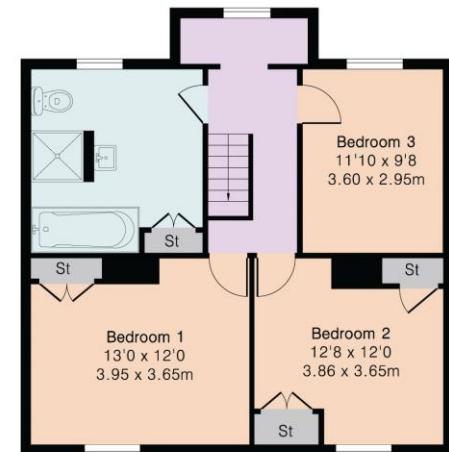
Cellar

Approximate Gross Internal Area 1738 sq ft - 161 sq m

Cellar Area 195 sq ft - 18 sq m
Ground Floor Area 704 sq ft - 65 sq m
First Floor Area 670 sq ft - 62 sq m
Annex Area 169 sq ft - 16 sq m



Ground Floor



First Floor



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

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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.

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