



## 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 2.51m)** 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

[www.fowleronline.co.uk](http://www.fowleronline.co.uk)

[storrington@fowleronline.co.uk](mailto:storrington@fowleronline.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.