



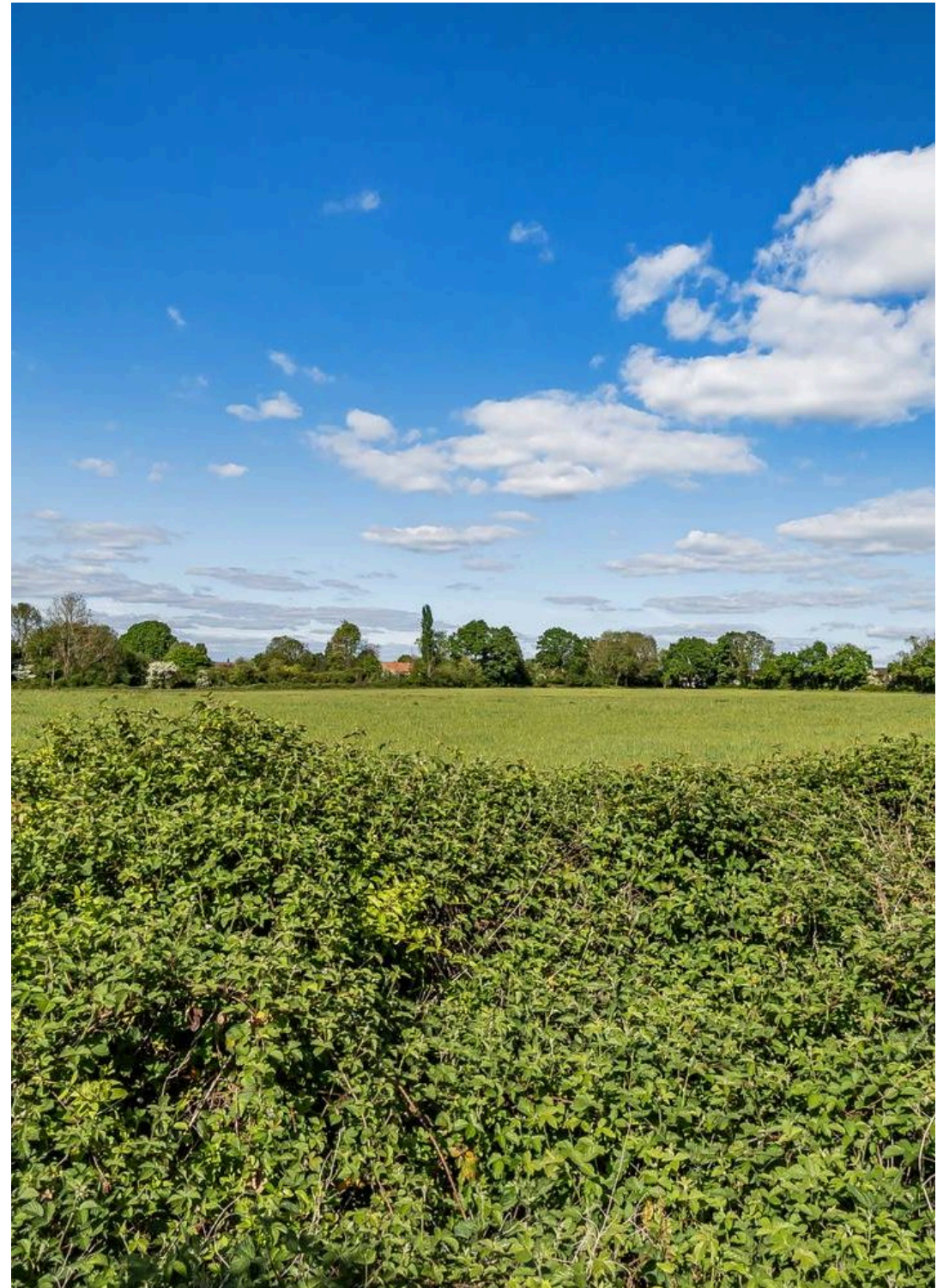
7 Cootham Green, Cootham - RH20 4JW
£345,000

7 Cootham Green, Cootham, Storrington

- A well presented 3 bedroom mid terraced home updated by current owner
- Modern kitchen with space for appliances
- Sitting room with French doors opening to garden, with space for dining table and large under stairs cupboard
- Ground floor cloakroom
- Two double bedrooms, one with fitted wardrobes and third bedroom / study / hobbies room
- Updated shower room
- Boiler updated in the last couple of years
- Single garage en-bloc
- £200 fee for communal areas
- Lovely rear gardens with patio terrace
- Views over fields from the first floor

This well-presented 3-bedroom mid-terraced house represents a charming home updated by the current owner, boasting modern amenities and a comfortable layout. The property features a modern kitchen with ample space for appliances, a cosy sitting room with French doors opening to the garden, a ground floor cloakroom, and a large under stairs cupboard. The first floor accommodates two double bedrooms, one with fitted wardrobes, along with a third bedroom suitable for study or hobbies. An updated shower room and a recently replaced boiler enhance the property's functionality, while a single garage en-bloc is a convenient addition. Homeowners will appreciate the serene rear gardens with a delightful patio terrace, offering a peaceful retreat with views over neighbouring fields from the first floor.

The property benefits from a £200per annum fee for communal areas, adding value to the well-maintained surroundings. Outdoor enthusiasts will enjoy the lovely rear garden, perfect for relaxation and hosting outdoor gatherings. The picturesque views over neighbouring fields provide a sense of tranquillity and privacy, making this property an ideal sanctuary away from the hustle and bustle of every-day life. Don't miss the opportunity to own a beautiful home that seamlessly blends modern comfort with scenic natural surroundings.



Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

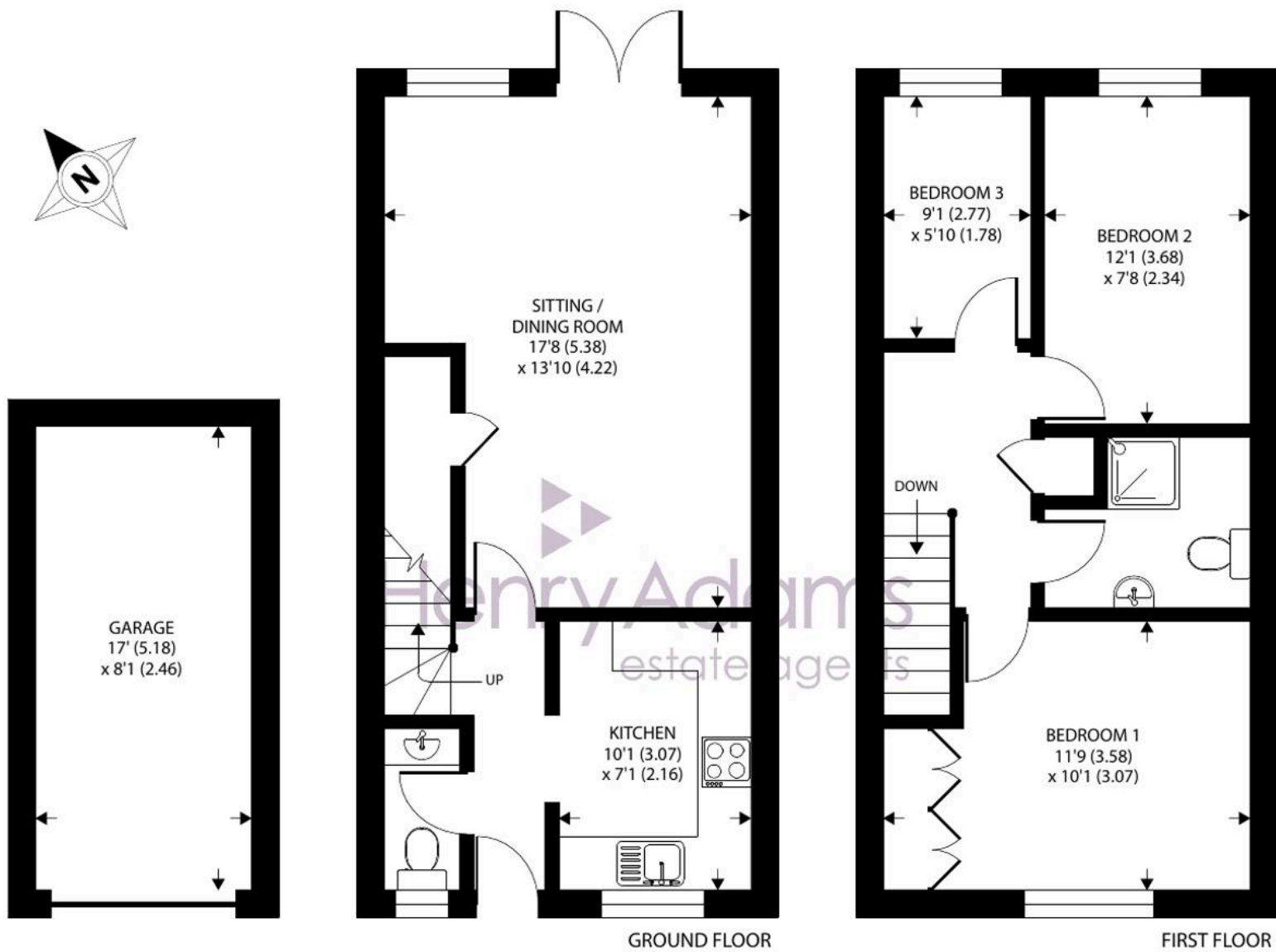
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D







Approximate Area = 806 sq ft / 74.9 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 943 sq ft / 87.6 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any