

**2 Rose Cottages, The Street,
Washington, Pulborough RH20 4AS
£430,000 Freehold**



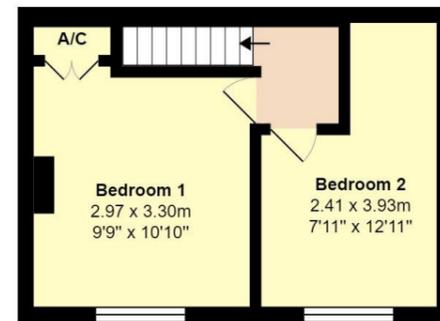
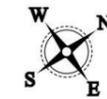
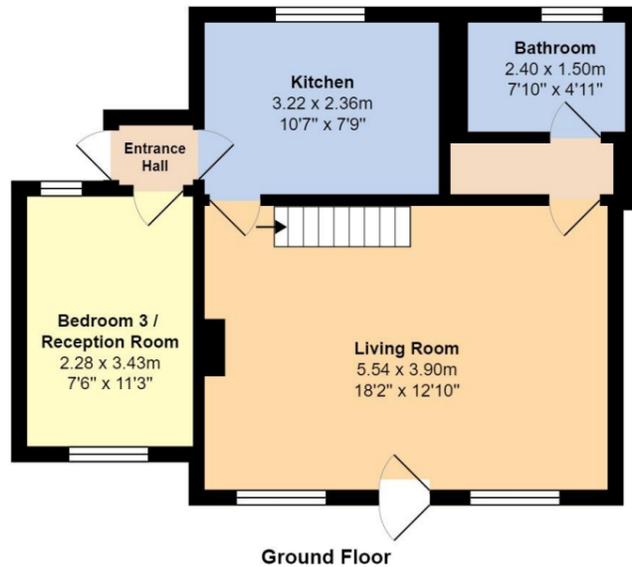
A rare opportunity to acquire Grade II listed character cottage, located in a sought after village nestled at the foot of the South Downs.

This charming semi-detached cottage we understand dates back to circa 1760. The property has been enlarged on a couple of occasions, with an original extension around 1840 and then a further extension within the last 10 years, providing a second reception room or third bedroom.

The property sits in mature cottage style gardens with a number of useful outbuildings, and enjoys pleasant downland views from the first floor bedrooms.

The accommodation comprises, on the ground floor; an entrance hall, bright and spacious living room with brick fireplace and log burner, cottage style fitted kitchen, second reception room or third bedroom and ground floor bathroom. On the first floor there are two double bedrooms.

Particular features include; underfloor electric heating in the kitchen and bathroom, secondary double-glazing, ornate cast iron fireplace and pine latched internal doors.



Total Area: 67.3 m² ... 724 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jtm 2021

Council Tax Band - D
Energy Efficiency Rating – F



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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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£430,000



Location – 2 Rose Cottages is situated in the heart of the village of Washington, approximately 3 miles to the east of Storrington and 5 miles to the west of Steyning.

There is a village hall, the church of St Marys, a local primary school and a public house, The Franklin Arms. The village is situated at the foot of the South Downs providing the prospect of downland walks, horse riding or mountain biking, with footpaths and bridleways close by.

Washington village is ideally located for the commuter within easy access to trunk roads; the A24 is close by and provides direct access to Worthing (7 miles) and Horsham (13 miles). The A283 provides a route to Brighton (16 miles).



Outside - There are attractive mature gardens to the rear and side and front of the property. The rear garden is mainly laid to lawn and well secluded by mature trees and bushes. To the side there is a large mature Yew tree, and to the front a most attractive cottage style garden.

Outbuildings - The property benefits from a number of outbuildings, including brick built storage sheds, a large timber shed and a substantial brick built workshop with a pitched roof and electricity supply.

Car Parking – There is ample parking for at least a couple of vehicles adjacent to the property.

