



17 Cootham Green

Cootham | West Sussex | RH20 4JW

A well presented three bedroom end of terrace home located within the hamlet of Cootham on the outskirts on Storrington village. Internal accommodation comprises: sitting room/dining room with doors leading to a conservatory, ground floor cloakroom, kitchen and family bathroom. Outside, there is a private enclosed rear garden, communal parking and garage in nearby block.

Entrance Double glazed front door to:

Entrance Hall Oak flooring, radiator.

Ground Floor Cloakroom WC, radiator, wash hand basin, double glazed windows.

Open Plan Sitting Room/Dining Room 17' 8" x 14' 1" (5.38m x 4.29m) Two radiators, oak flooring, large shelved walk-in storage cupboard, part glazed double doors leading to:

Conservatory 14' 1" x 7' 6" (4.29m x 2.29m) Of brick and double glazed construction, oak flooring, wall-mounted electric heater, double doors leading to garden.

Kitchen 9' 10" x 6' 11" (3m x 2.11m) Single drainer sink unit with swan neck chrome mixer tap, range of working surfaces with inset four ring electric hob with stainless steel extractor over, space and plumbing for washing machine, integrated fan assisted electric oven and separate grill, recessed area suitable for housing fridge/freezer, wall-mounted 'Worcester' boiler, oak flooring, double glazed windows, serving hatch through to sitting room/dining room.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard housing insulated cylinder with 24 hour programmer.

Bedroom One 13' 11 maximum" x 10' 1" (4.24m x 3.07m) Radiator, double glazed windows.

Bedroom Two 12' 0" x 7' 9" (3.66m x 2.36m) Radiator, double glazed windows.

Bedroom Three 9' 1" x 5' 10" (2.77m x 1.78m) Radiator, double glazed windows.

Bathroom Panelled bath with folding glass and chrome screen with fitted 'Mira' independent shower unit, w.c., wall-mounted wash hand basin with toiletries drawer under, part tiled walls, heated chrome towel rail, tiled flooring, uPVC double glazed window.

Outside

Rear Garden Mainly laid to lawn, screened by fence panelling and brick walling with timber garden shed, side access.

Parking 16' 5" x 8' 2" (5m x 2.49m) Communal parking, side stoage area.

Garage Situated in small nearby block, up and over door.

EPC Rating: Band C.



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

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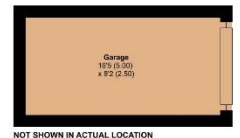
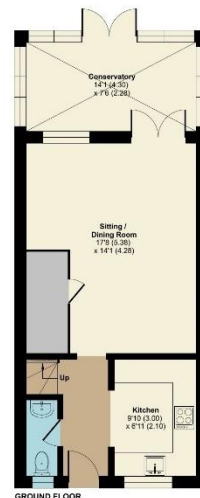
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Cootham Green, Cootham, Pulborough, RH20

Approximate Area = 919 sq ft / 85.3 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 1054 sq ft / 97.8 sq m
For identification only - Not to scale



NOT SHOWN IN ACTUAL LOCATION

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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.
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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.

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