



6 St. Richards Cottages

| Chapel Lane | Cootham | West Sussex | RH20 4JX

An attractive older style two bedroom end of terrace home located on the fringes of the Parham Estate at the foot of the South Downs National Park, with certain aspects of the property offering delightful views over open countryside and fields. Internally, the property comprises: dual aspect sitting room with wood burner, extended kitchen/breakfast room, ground floor cloakroom, utility room, family shower room, second floor hobbies room/office. Outside, the gardens having been subject to extensive renovation with a large front terrace and studio with further rear terrace and verandah, parking area for two vehicles to the front with a detached garage to the rear.

Entrance Stained glass solid wood front door to:

Entrance Hall Recessed cloaks area, bank radiator.

Utility Room 12' 8 maximum" x 10' 9 maximum" (3.86m x 3.28m) Double glazed window, open to hallway.

Ground Floor Cloakroom WC, was hand basin.

Dual Aspect Sitting Room 17' 4" x 13' 5" (5.28m x 4.09m) Views towards the South Downs, double glazed windows, radiator, wood flooring, feature cast iron wood burner with slate hearth and mantel over, recessed built-in display shelving, door to rear garden.

Re-Fitted Kitchen 12' 8" x 7' 9" (3.86m x 2.36m) Range of quartz working surfaces with inset stainless steel sink with brass mixer tap, space and plumbing for washing machine and dishwasher, recessed area for Range cooker with stainless steel extractor over, part tiled walls, wall-mounted 'Worcester' boiler, double glazed windows, wall-mounted plate racks, part glazed doors to shelved larder cupboard, free-standing breakfast island with quartz working surface and storage drawers under, five ring gas Aga, square archway through to:

Dining Room 11' 11" x 8' 10" (3.63m x 2.69m) Lantern skylight, double glazed windows with views towards the South Downs.

Stairs to:

First Floor Landing Exposed wood flooring, built-in shelved linen cupboard.

Bedroom One 13' 7" x 11' 6" (4.14m x 3.51m) Radiator, double glazed windows with stunning views towards the South Downs, range of floor to ceiling louvered built-in wardrobe cupboards, oak flooring.

Bedroom Two 12' 7 maximum" x 9' 10 maximum" (3.84m x 3m) 'L' shaped room, dual aspect double glazed windows with views towards the South Downs, concealed spot lighting, wood block flooring, radiator, built-in louvered wardrobe cupboard.

Family Bathroom Panelled bath with fitted monobloc shower attachment, walk-in shower with glass and chrome screen with overhead soaker and separate shower attachment, w.c., inset wash hand basin, double glazed windows, shaver point, concealed spot lighting, tiled flooring.

Stairs to:

Second Floor Hobbies Room/Office 20' 4 maximum" x 13' 11 maximum" (6.2m x 4.24m) Velux windows, laminate oak style flooring.

Outside

Front Garden Gravelled parking area for two vehicles with raised flower beds and railway sleepers, steps up to:

Enclosed Front Section Of Garden Large decked area affording stunning south westerly views towards the South Downs, enclosed by fence panelling, flower and shrub borders, timber detached studio (constructed 2023) measuring 11'8 x 9'5, step up to large raised Sandstone patio, enclosed by brick walling with further side section of garden, door leading to:

Detached Garage 18' 2" x 11' 4" (5.54m x 3.45m) Metal up and over door, power and light.

Rear Section of Garden Continuation of Sandstone terraced paving, enclosed by fence panelling, covered verandah.

EPC Rating: Band C.



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Richards Cottages, Chapel Lane, Cootham, Pulborough, RH20

Approximate Area = 1253 sq ft / 116.4 sq m
Limited Use Area(s) = 49 sq ft / 4.5 sq m
Garage = 206 sq ft / 19.1 sq m
Outbuilding = 110 sq ft / 10.2 sq m
Total = 1618 sq ft / 150.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Fowlers Estate Agents. REF: 1465824. ©Richmond 2024.

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