



Price Range £400,000 - £425,000

The Crescent, Cootham

**kw** **MARTIN LUNDY**  
**ESTATE AGENTS**

## The Crescent, Cootham RH20 4JU

Chain free, this mature four bedroom semi detached house has been extended on two floors, in order to offer flexible, family-friendly accommodation, perfect for multi-generational living.

In need of modernisation, the property features a really good sized living room which overlooks the beautifully-tended, level front garden. The breakfast kitchen is almost 17ft long and opens onto a second reception room, which has previously been used as a ground floor bedroom, with it's own entrance and an ensuite wetroom. Upstairs are four further bedrooms, one of which is fitted out as a dressing room, plus there's a family shower room. Bedroom one has an ensuite bathroom.

Outside is a useful store, plus a detached double garage. There is ample parking for a number of vehicles and with so much space on offer, children will love playing, whilst adults entertain with family and friends looking out towards the beautiful South Downs behind.

A great little project, the property is well placed for access to Pulborough's mainline railway station about four miles away or to the range of shops, cafes, pubs and restaurants at nearby Storrington. Cootham's local, 'The Crown Inn' is just down the road and there are wonderful walks close by.





## The Crescent, Cootham, RH20

Approximate Area = 1072 sq ft / 99.5 sq m  
 Garage = 291 sq ft / 27 sq m  
 Outbuilding = 185 sq ft / 17.1 sq m  
 Total = 1548 sq ft / 143.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © valtech.com 2020. Produced for Lundy-Lester Ltd. REF: 1470993



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.