

2 New Cottages | The Holt | Washington | West Sussex | RH20 4AW

FOWLERS
ESTATE AGENTS







2 New Cottages

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£530,000

An attractive semi-detached three bedroom family home, located within this quiet cul-de-sac in Washington village and offering views of the South Downs. Internal accommodation extends to 1239sqft comprising: spacious reception hall, ground floor cloakroom, sitting room/dining room, snug/study, kitchen area with integrated appliances and utility room. To the first floor there are the three bedrooms, landing/study area and family bathroom. Outside, there is extensive driveway parking to the front leading to a detached garage with private west aspect garden and terrace to the rear.

- Semi-detached home
- Quiet cul-de-sac location
- Views towards the South Downs
- Accommodation extending to 1239sqft
- Spacious Reception Hall
- Three Bedrooms
- Ground Floor Cloakroom
- Sitting Room/Dining Room
- Fitted Kitchen with integrated appliances
- Utility Room
- Snug/Study
- Family Bathroom
- Extensive Driveway Parking
- West aspect Gardens
- Detached Garage
- Viewing recommended

Entrance Panelled solid wood front door to:

Reception Hall Dual aspect double glazed windows, radiator, oak style flooring.

Sitting Room 16' 8" x 12' 6" (5.08m x 3.81m) Double glazed windows with outlook towards Chanctonbury Ring, feature cast iron wood burning stove with slate hearth, oak style flooring, radiator, archway through to:

Kitchen 9' 9" x 9' 5" (2.97m x 2.87m) Range of wall and base units with wood block working surfaces and space for Range cooker with extractor over, cast iron wood burning stove, further built-in storage cupboards, Butler sink with wood block working surfaces with 'NEFF' integrated dishwasher, recessed area suitable for housing fridge/freezer.

Ground Floor Dual Aspect Snug/Study 10' 6" x 7' 8" (3.2m x 2.34m) Dual aspect double glazed windows, built-in shelving, oak style flooring, radiator.

Inner Hallway Radiator.

Ground Floor WC Wash hand basin, WC.

Utility Room 6' 2" x 6' 0" (1.88m x 1.83m) Archway through, space for washing machine and separate tumble dryer, granite working surfaces with inset one and a half bowl single drainer sink unit with mixer tap, door to rear garden.

Stairs to:

First Floor Landing/Study Area Double glazed window with views towards Chanctonbury Ring, semi-vaulted Velux window, radiator, steps up to:

Further Landing Area Access to loft space which is boarded with standing height and a skylight window, leading to:

Bedroom One 16' 11 maximum" x 9' 5 maximum" (5.16m x 2.87m) Radiator, double glazed window with views of Chantonbury Ring.

Bedroom Two 9' 11" x 8' 6" (3.02m x 2.59m) Radiator, double glazed window.

Bedroom Three 13' 2 maximum" x 7' 11 maximum" (4.01m x 2.41m) Radiator, double glazed window.

Family Bathroom Inset bath and separate shower with sliding screen with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, w.c., part tiled walls, double glazed window, heated chrome towel rail.

Outside

Driveway Parking for several vehicles, leading to:

Detached Garage 17' 3" x 9' 10" (5.26m x 3m) Metal up and over door.

Front Garden Mainly laid to lawn, screened by hedging and mature trees.

Rear Garden Paved patio with steps up to lawned section of garden with further raised terrace, screened by fence panelling and hedging.

EPC Rating: Band D.









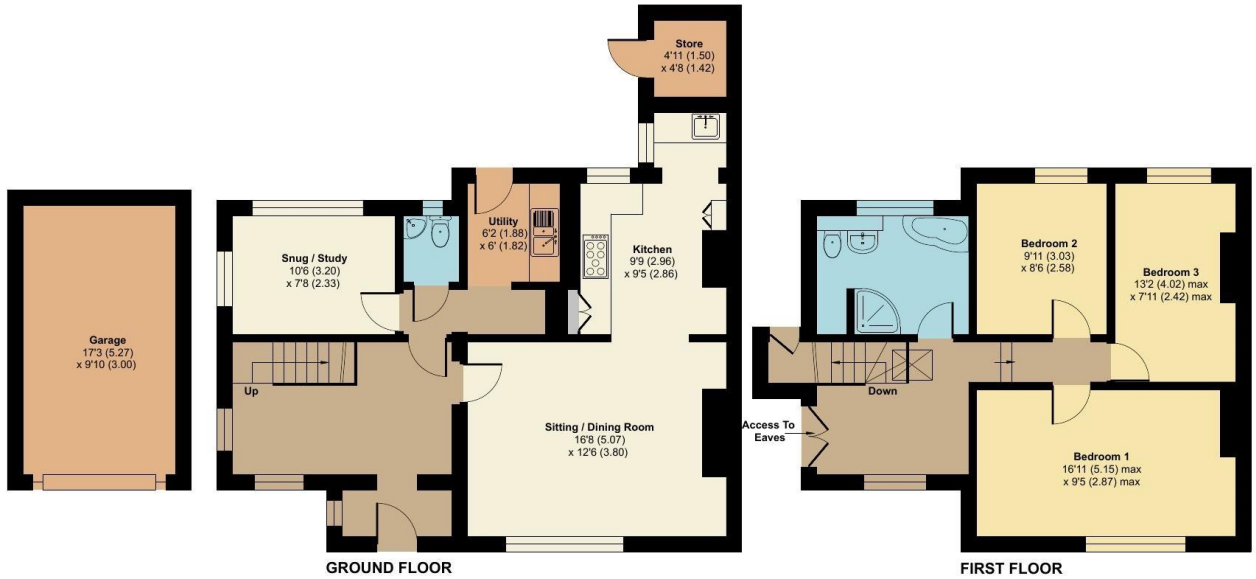






The Holt, Washington, Pulborough, RH20

Approximate Area = 1239 sq ft / 115.1 sq m
Garage = 170 sq ft / 15.7 sq m
Outbuilding = 23 sq ft / 2.1 sq m
Total = 1432 sq ft / 132.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Fowlers Estate Agents. REF: 1526510

"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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