

## 4 Tritton Place

*Cootham RH20 4RG*





## Delightful 3 bedroom semi-detached cottage style home in a small enclave with garage.



3



2



1



E

- Sitting Room
- Kitchen / Dining Room
- 3 Bedrooms
- 2 Bathrooms
- Garage and Landscaped garden
- EPC Rating C
- Council Tax Band E - £2,426.39

### Description

A stylish modern cottage set in a popular small close of cottage style properties on the outskirts of Storrington,. The property has well planned rooms with landscaped garden and a garage and is well placed for walks, Parham House and shops in Storrington.

### Accommodation

Outside there is a shared pathway leading to the front door which opens to

**Reception Lobby** : Radiator and door to

**Cloakroom** : White suite of WC and wash hand basin. Laminate wood floor, tiled splashback and light point.

**Sitting Room** : Delightful reception room with stairs to first floor with under stairs storage cupboard. 2 Radiators, tv and telephone points, ceiling light point and dual aspect. Through to

**Kitchen / Dining Room** : Generous sized entertaining area with a fitted range of wood fronted wall and base units with spaces for washing machine, dryer and fridge freezer. Built under single oven with gas hob over and cooker hood, range of work tops with single bowl sink unit. Spaces for dining suite, doors out to garden and terrace and striking terracotta floor tiles. 2 Ceiling light points, cupboard housing recently replaced gas boiler and radiator.

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## First Floor

**Landing** : Flank window and airing cupboard.

**Bedroom 1**: Double bedroom with glimpse views of the South Downs. Wardrobe, radiator and light point. Door to

**L Shaped En-suite Shower Room** : Shower enclosure, wash hand basin and WC with part tile walls and shaver and light point.

**Bedroom 2** : Double guest bedroom with views to the rear, radiator and light point.

**Bedroom 3** : Single bedroom with radiator and light point.

**Bathroom** : White suite of bath with folding shower screen with shower, WC and wash hand basin. Wood effect flooring, chrome ladder radiator, part tiled walls and down lights.

## Outside

**Garage** : To the rear is a single garage in a small block of 4 with light and power. Personal rear door into garden.

**Garden** : To the front is a small garden with lawn and well stocked borders with agate giving access to the side and rear.

The rear garden is landscaped and features a wide paved rear sun terrace from where steps lead up to a formal

lawn with shaped borders enclosed by a low brick wall. To one side is a long paved path while to the other side are angled gravel beds for pots and garden ornaments. The whole is well screened and adjoining the garage is a delightful Pergola with decked seating area. There is a recess space for a garden shed and access to the garage. Outside tap.

**Situation** : The house lies on the road leading into Cootham and Storrington being part of a small enclave of cottage style homes well placed for a local inn and glorious walks. There is a wide range of shopping facilities including Waitrose ( with Sainsbury and Tesco nearby in Pulborough), general stores and hairdressers, restaurants and pubs. Other amenities include schools, several churches, a library, golf clubs, gliding, tennis, squash, rugby, football bowling and cricket.

The coast is approximately 12 miles away and there are mainline services to Gatwick and London (Victoria station – approx 80 minutes) from Pulborough, Horsham and Billingshurst

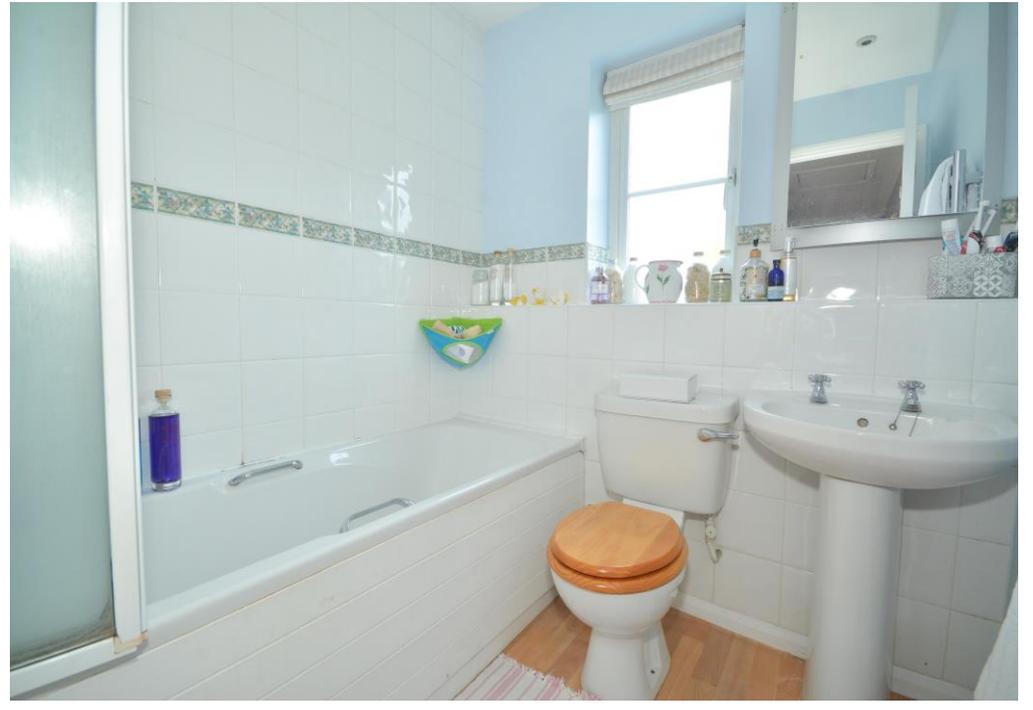
**Horsham District Council** 01403215  
100

**Council Tax Band** – E 2426.39

**Services** – Mains water, drainage and electricity. Gas fired heating

**EPC Rating** C Potential B  
12/7/22





# Tritton Place, Pulborough Road, Cootham, Pulborough, RH20

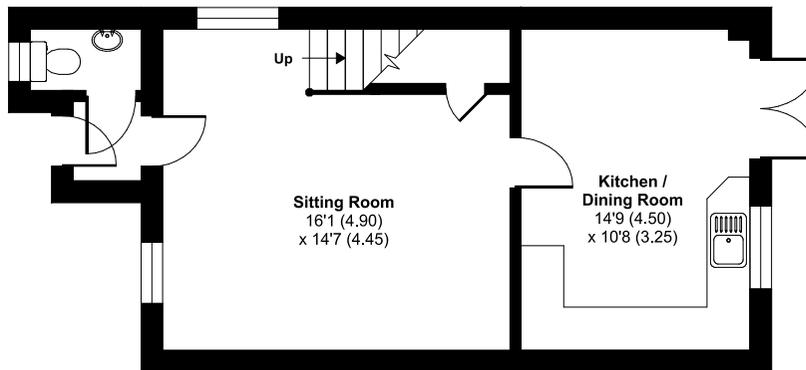
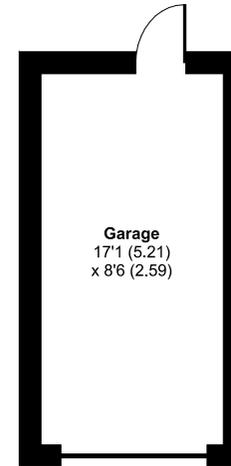


Approximate Area = 844 sq ft / 78.4 sq m

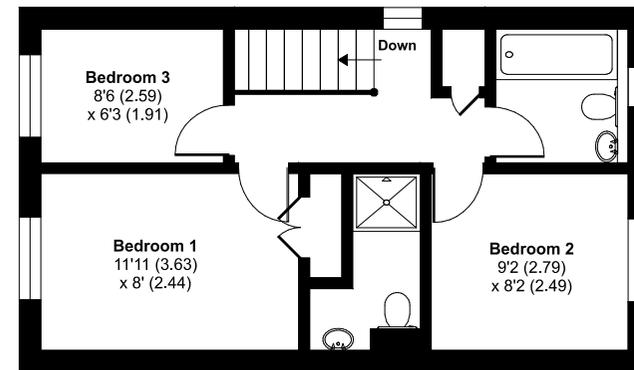
Garage = 146 sq ft / 135.6 sq m

Total = 990 sq ft / 91.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1ch-com 2021. Produced for Comyn and James. REF: 767365

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## General

### Services

Mains Water, Gas and Electricity – gas fired heating

### Local Authority

Horsham District Council )1403 215 100

### Council Tax

Tax Band – E - £2,426.39

### Tenure

**Guide £400,000 freehold**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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