



**19 Warren Croft, Cootham - RH20 4BE**

Offers Over **£700,000**

# 19 Warren Croft, Cootham

- A well presented bungalow with generous south facing garden and easy walking distance to village and amenities
- Sitting / dining room with gas fire and opening to patio
- Main bedroom with fitted wardrobe and en-suite shower room
- Two additional bedrooms both with wardrobes and additional modern family bathroom
- Kitchen with fitted appliances, space for fridge freezer and access to garden
- Double garage and driveway parking
- Large secluded patio area with summer house
- Garden with a variety of plants and shrubs
- No forward chain

This well presented three bedroom bungalow offers a spacious and versatile layout, ideally situated within easy walking distance of the village centre and local amenities. The property features a bright and inviting sitting and dining room, complete with a gas log burner, that provides a comfortable space for relaxation or entertaining guests. The kitchen is fitted with a range of appliances and provides ample space for a fridge freezer, with direct access to the garden for added practicality.

The main bedroom is generously proportioned and benefits from a fitted wardrobe as well as a modern en-suite shower room, ensuring privacy and convenience. Two additional bedrooms, both equipped with fitted wardrobes, offer flexible accommodation for family or guests and are served by a contemporary family bathroom.

The bungalow also has a double garage and driveway parking, offering plenty of space for vehicles and storage. A large, secluded patio area is complemented by a charming summer house, creating an ideal setting for leisure or hobbies. The garden is attractively bordered by a variety of established plants and shrubs, enhancing the overall appeal of the property. Offered with no forward chain, this bungalow presents an excellent opportunity for those seeking a comfortable, low-maintenance home in a desirable location. Early viewing is highly recommended to fully appreciate the quality and flexibility of accommodation on offer.

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C









Approximate Area = 1171 sq ft / 108.8 sq m  
 Garage = 326 sq ft / 30.3 sq m  
 Summer House = 81 sq ft / 7.5 sq m  
 Total = 1578 sq ft / 146.1 sq m



## Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.