



**4 Puttick Close, Storrington – RH20 3QA**

**Guide Price £278,000 Freehold**



**MANSELL  
McTAGGART**  
— Trusted since 1947 —

## 4 Puttick Close

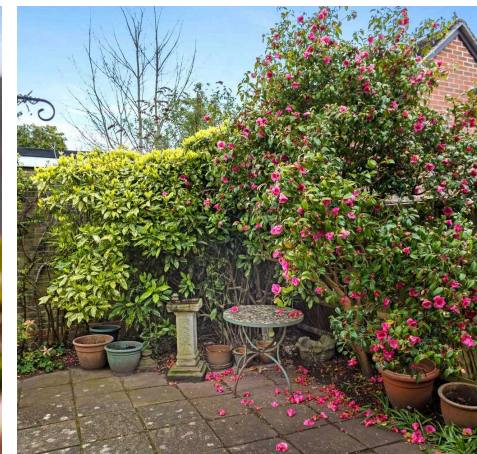
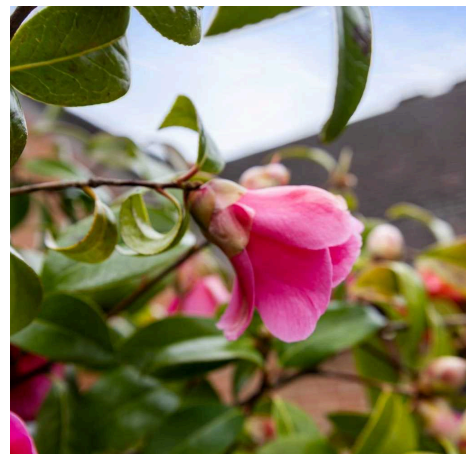
Storrington, RH20 3QA

- Two-bedroom bungalow for the over 55's
- No onward chain
- Close proximity of village High Street, local schools and countryside walks
- Sitting room with feature fireplace and French doors into the garden
- Spacious kitchen with ample wall and base units
- Principal bedroom with fitted wardrobes
- Secluded rear garden with patio area perfect for entertaining
- Garage
- Council Tax Rating: D
- EPC rating: D

Welcome to this charming two-bedroom bungalow tailored for those over 55 looking to settle into a peaceful and convenient lifestyle. With no onward chain, the stress of moving is minimised, offering you a smooth transition into your new abode.

Situated within a stone's throw of the village High Street, local schools, and scenic countryside walks, this property boasts a prime location that effortlessly blends tranquillity with accessibility. The entrance hall warmly welcomes you, providing easy access to all rooms for seamless living.

The sitting room exudes a cosy ambience with a feature fireplace and French doors opening up into the garden, inviting the fresh air and sunlight to flow inside. The spacious kitchen is equipped with ample wall and base units, offering plenty of storage space for your culinary essentials, as well as room for freestanding appliances to whip up your favourite dishes.



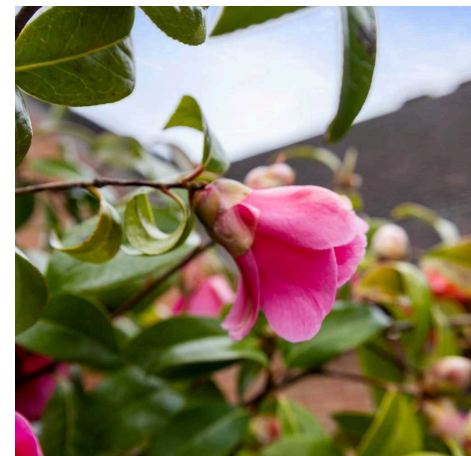
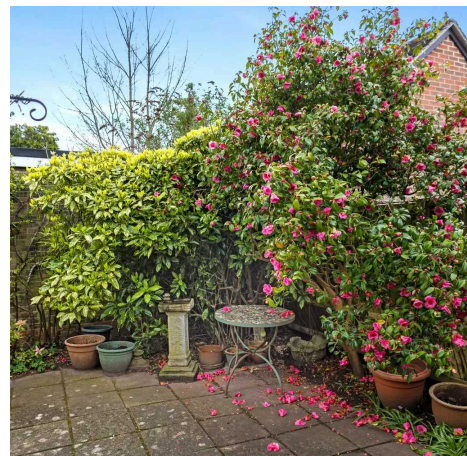
The principal bedroom features fitted wardrobes, ensuring that your clothing and belongings have a designated space. The generous second bedroom presents flexibility, enabling you to double up as a separate dining room or study to suit your needs and preferences. The bathroom is fitted with a three-piece suite for your convenience.

Venture outside to discover the secluded rear garden, a serene retreat boasting a patio area ideal for hosting gatherings and soaking up the sun. With mature shrubs and complemented by a shed for storage, this outdoor space offers a tranquil escape right at your doorstep.

Additional features of this property include a garage for secure parking and storage, ensuring your belongings are kept safe. The Council Tax Rating is D, providing clarity on your expenses, while the EPC rating is also D, reflecting the property's energy efficiency.

Don't miss the chance to make this delightful bungalow your new home sweet home, where comfort, convenience, and charm converge in perfect harmony. Book your viewing today and take the first step towards your serene lifestyle upgrade!

Why move to the thriving village of Storrington?  
LEISURE: Gliding at the South Down Gliding Club, walks, cycling running, and horse riding across the South Downs, golf at the well-known West Sussex Golf Course, Parham House and Gardens.  
EDUCATION: Storrington Primary School, located just off the village centre is awarded an outstanding Ofsted Inspection Rating.





Ground Floor  
Approximate Floor Area  
536.58 sq ft  
(49.85 sq m)

Garage  
Approximate Floor Area  
137.23 sq ft  
(12.75 sq m)

Approximate Gross Internal Area (Excluding Garage) = 49.85 sq m / 536.58 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Storrington

29 High Street, Storrington - RH20 4DR

01903 746000 • [storrington@mansellmctaggart.co.uk](mailto:storrington@mansellmctaggart.co.uk) • [www.mansellmctaggart.co.uk](http://www.mansellmctaggart.co.uk)

**MANSELL  
McTAGGART**  
— Trusted since 1947 —