



11 Pulla Hill Drive, Storrington – RH20 3LS

Guide Price £475,000 Freehold



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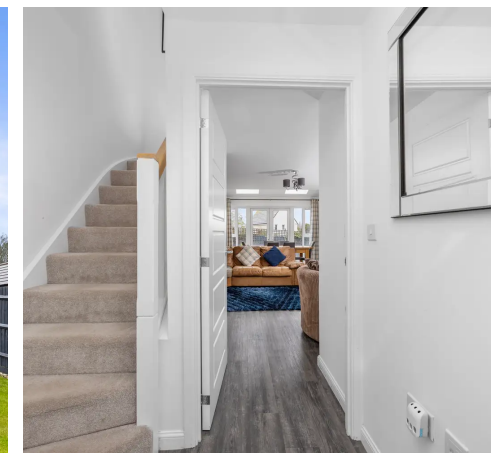
# 11 Pulla Hill Drive

Storrington, RH20 3LS

- Superbly presented four-bedroom semi-detached property
- Close proximity of village High Street, local schools and countryside walks
- NHBC warranty remaining
- Generous sitting/dining room with French doors into the garden
- Stylish fitted kitchen with integrated appliances
- Stunning principal bedroom with en-suite and fitted storage
- Garage with driveway parking
- Impressive rear garden with patio area perfect for entertaining
- EPC Rating: B
- Council Tax Band: E

Presenting a superbly presented four-bedroom semi-detached house, this striking property built in 2019 boasts modern aesthetics and functionality, bundled with the assurance of remaining NHBC warranty. Situated within close proximity to the village High Street, local schools, and picturesque countryside walks, this home offers a harmonious blend of convenience and tranquillity.

Upon entering the property, you are greeted by an inviting entrance hall with access into all rooms and stairs rising to the first floor. The ground floor features a generous sitting/dining room, enhanced by French doors leading into the garden, filling the space with natural light.



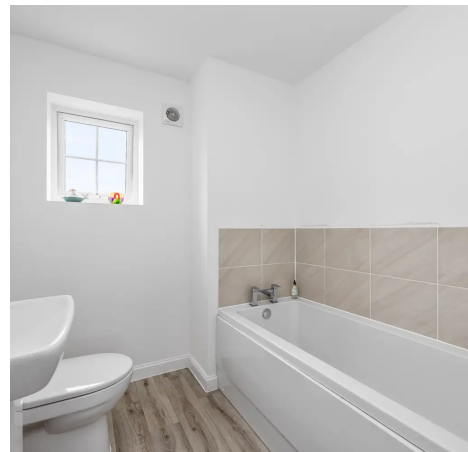
Accompanying this is a stylish fitted kitchen equipped with integrated appliances, wall and base units, ensuring both practicality and elegance. Complementing the ground floor is a separate WC, offering additional convenience

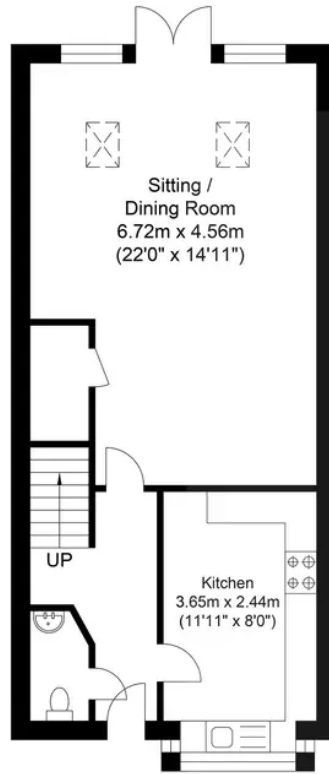
Ascending to the first floor, you will find two well-appointed double bedrooms alongside a third single bedroom, complemented by a family bathroom featuring a modern white suite comprising a bath, basin, and WC. Gracing the top floor is the stunning principal bedroom, complete with an en-suite and fitted storage, exuding brightness and spaciousness.

The property also boasts a secluded and south-westerly facing garden, expertly landscaped with a raised patio area ideal for entertaining, mature flower beds, and ample lawn space. Side access and a garage fitted with power and a door to the rear provide convenience and security.

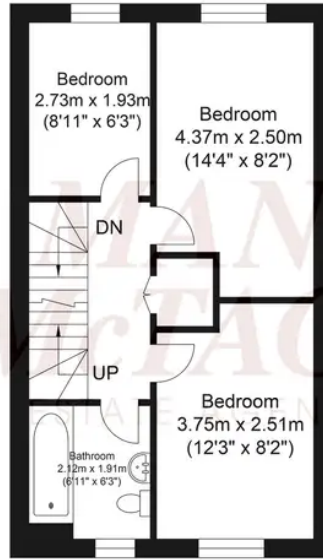
Additionally, there is driveway parking in front of the garage, ensuring a hassle-free parking experience.

In conclusion, this meticulously crafted four-bedroom semi-detached house offers a harmonious blend of modern living, tranquil surroundings, and convenience, making it an ideal abode for discerning buyers seeking comfort and style.

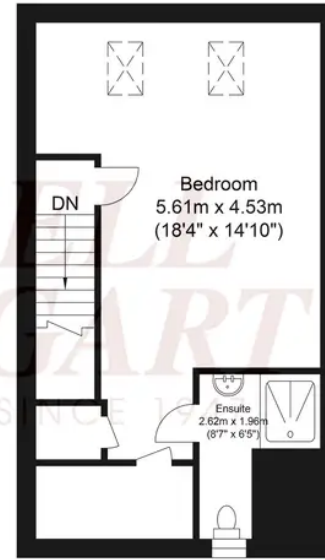




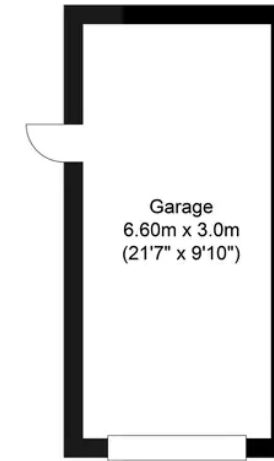
Ground Floor  
Approximate Floor Area  
523.77 sq ft  
(48.66 sq m)



First Floor  
Approximate Floor Area  
400.84 sq ft  
(37.24 sq m)



Second Floor  
Approximate Floor Area  
400.84 sq ft  
(37.24 sq m)



Garage  
Approximate Floor Area  
213.12 sq ft  
(19.80 sq m)



Approximate Gross Internal Area (Excluding Garage) = 123.14 sq m / 1325.46 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

## Mansell McTaggart Storrington

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