



Price Range £580,000 - £600,000

Heath Cottage, Rectory Road, Storrington

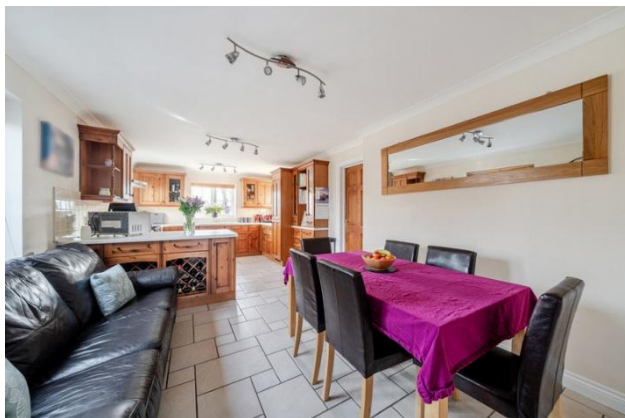


## Heath Cottage, Rectory Road, Storrington, RH20 4EF

Built in 2003, this detached modern cottage offers flexible, family-friendly living space within easy walking distance of Storrington's bustling village centre. Situated on the corner of West Street and Rectory Road, the property is less than half a mile from the primary school, recreation ground and leisure centre. An excellent choice of shops, bars, cafes and restaurants will be found just down the road from the property. The medical centre, dentists and library are also close by.

There's driveway parking for a number of cars behind the timber five bar gate and a wall mounted EV charging point. The current owners rarely use the actual front door, choosing instead to enter this very warm and welcoming home through the utility room, which leads to a large dining kitchen - the hub of this family home. The living room opens onto a conservatory, perfect for entertaining from and there's a ground floor study which could alternatively be used as a playroom, teen den or fourth bedroom. Upstairs, all three bedrooms are doubles, the largest having an ensuite shower and a dressing room with Sharps fitted furniture. The bedrooms all feature acoustic glass in the windows, with large trees and hedging along the front of the plot doing a good job of blocking out road noise.

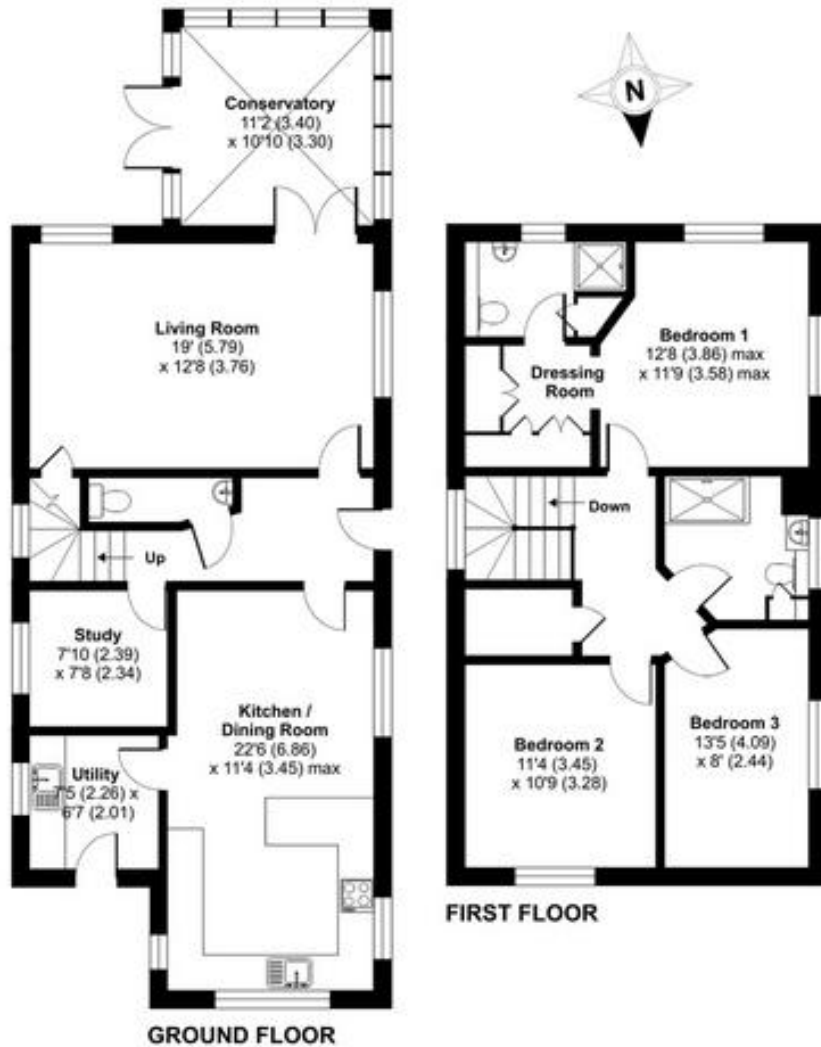
The west facing rear garden is huge and provides plenty of space for children to play or for adults to relax with friends. A timber gate opens onto the historic Glebe field and there are wonderful walks from here into the South Downs very nearby.





## Heath Cottage, Rectory Road, Storrington, RH20

Approximate Area = 1589 sq ft / 147.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © eichcom 2025. Produced for Lundy-Lester Ltd. REF: 1406791

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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