



6 Pulla Hill Drive, Storrington, Pulborough, West Sussex, RH20 3LS

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ESTATE AGENTS

Built by Barratt Homes in 2019 the property offers flexible accommodation with all the preferred aspects of buying a newly built home. The kitchen is fully integrated, fitted with a range of modern units providing plenty of storage space. The lounge is full of natural light, French doors open out to an extended patio area. There is also a cloakroom on the ground floor.

Upstairs there are three bedrooms, the master bedroom benefits from an ensuite shower room, bedroom two is a further double while bedroom three is a generous



single. The family bathroom is fitted with a modern suite.

Outside the driveway provides parking for three cars, a side gate takes you through to the rear garden. The current owner extended the paved patio area providing a more usable space for entertaining or just relaxing. The remainder of the garden is laid to lawn

The property is conveniently located within walking distance to all the local amenities of Storrington village including Waitrose & some favourite independent shops/stores. For commuters Pulborough train station offers links to London & The South Coast. There are also highly regarded schools including Storrington Primary School or Steyning Grammer for Secondary education.

EPC Energy Rating: B

Guide Price £360,000



Floor plan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

TENURE:
Council Tax Band:

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.