



## 10 Puttick Close

Storrington | West Sussex | RH20 3QA

A rarely available two bedroom retirement bungalow conveniently located close to the village centre. Internally the property is offered in very good order throughout. Accommodation comprises: sitting room, conservatory/dining room, oak style kitchen, two bedrooms, delightful west facing easily maintained garden and garage. Early viewing advised.



**Covered Entrance Porch** with store cupboard and front door to

**Entrance Hall** with radiator, airing cupboard housing boiler with portable thermostat.

**Sitting Room 14'0 x 10'9** radiator, coved and artexed ceiling and double opening double glazed doors to:

**Conservatory 9'0 x 9'0** with uPVC double glazed windows, triple polycarbonate roof, wood effect lino flooring, double glazed uPVC door to patio and garden.

**Fitted Kitchen 10'10 x 9'0** attractively fitted with a range of oak units and laminated work surfaces with oak trim comprising a 1½ bowl single drainer stainless steel sink unit with mixer taps inset in long laminate work surface with range of drawers, cupboards and space with plumbing for washing machine under. Further good range of laminated work surfaces with drawers and cupboards under and 4-ring electric hob with concealed extractor hood over. Built in oven in matching unit with cupboards above and below and pull out shelf under, complete range of eye level cupboards, built in larder cupboard/broom cupboard, space for fridge/freezer, space and plumbing for dishwasher, radiator, part tiled walls.

**Bedroom One 12'0 x 11'4** with aspect to rear, radiator, double glazed windows, coved and artexed ceiling.

**Bedroom Two 8'8 x 8'3** with aspect to front, access to roof space, coved and artexed ceiling, radiator, double glazed windows.

**Bathroom** recently fitted wet room with shower, WC, pedestal wash hand basin, mirror, radiator, part tiled walls.

### Outside

**Garage** in nearby block (nearest the road).

**Gardens** To the front of the property is a small attractive area of lawn with wide brick pathway leading to the front. To the rear of the property is a neat garden landscaped for ease of maintenance with paving and flower borders and beds containing a variety of plants and shrubs, outside water tap.

**EPC Rating:** Band B.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844



### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.