



30 Hawthorn Way | Storrington | West Sussex | RH20 4NL





30 Hawthorn Way

Storrington | West Sussex | RH20 4NL

£450,000

A superbly presented three bedroom detached bungalow occupying this convenient position close to the village centre. Internal accommodation comprises: entrance hall, sitting room, dining room/bedroom three, modern fitted kitchen with integrated appliances, breakfast area, shower room and separate w.c. Outside, there is off road parking leading to a single attached garage with attractive rear garden and terrace. No forward chain.

- Detached Bungalow
- Close to Village Centre
- Three Bedrooms
- Entrance Hall with oak style flooring
- Sitting Room
- Bedroom 3/Dining Room
- Modern Fitted Kitchen
- Breakfast Area
- Integrated Appliances
- Shower Room
- Separate WC
- uPVC Double Glazed Windows
- Gas Fired Central Heating
- Driveway Parking
- Attached Garage
- Attractive Gardens and Terrace

Entrance uPVC double glazed front door to:

Entrance Hall Radiator, oak style flooring, access to loft space, shelved linen cupboard housing factory insulated copper cylinder, built-in cloaks and storage cupboard.

Sitting Room uPVC double glazed windows overlooking gardens, westerly aspect, ornamental 'Adams' style carved wooden feature fire surround with marble hearth, TV point, radiator, recessed alcove.

Kitchen/Breakfast Room Extensive range of wall and base units with integrated fan assisted oven and grill and integrated microwave, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, inset four ring electric hob with stainless steel extractor over, part tiled walls, wall-mounted 'Potterton' boiler, range of eye-level cupboards, part tiled walls, inset stainless steel

one and a half bowl sink unit with swan neck mixer tap, concealed spot lighting, radiator, uPVC double glazed windows and door leading to rear garden.

Bedroom One uPVC double glazed windows, radiator.

Bedroom Two Radiator, uPVC double glazed windows, floor to ceiling built-in wardrobe cupboards.

Bedroom Three/Dining Room Radiator, uPVC double glazed windows.

Shower Room Fully enclosed shower cubicle with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, heated chrome towel rail, uPVC double glazed windows.

Separate WC Low level flush w.c., uPVC double glazed window.

Outside

Front Garden Mainly laid to lawn with flower and shrub borders, driveway parking leading to garage.

Rear Garden Paved terraced area, lawned section of garden with steps up to summerhouse, screened by fencing and mature trees and shrubs, outside lighting, ornamental pond, greenhouse, door accessing:

Attached Garage Power and light.

EPC Rating: Band D.





Hawthorn Way, Storrington, Pulborough, RH20

Approximate Area = 1033 sq ft / 96 sq m (includes garage)

Summer House = 65 sq ft / 6 sq m

Total = 1098 sq ft / 102 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential) - 1st Edition 2018. Produced for Fowlers Estate Agents - REF: 834309



"We'll make you feel at home..."



Managing Director:
Marcel Hoed

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk 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.