



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





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£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.





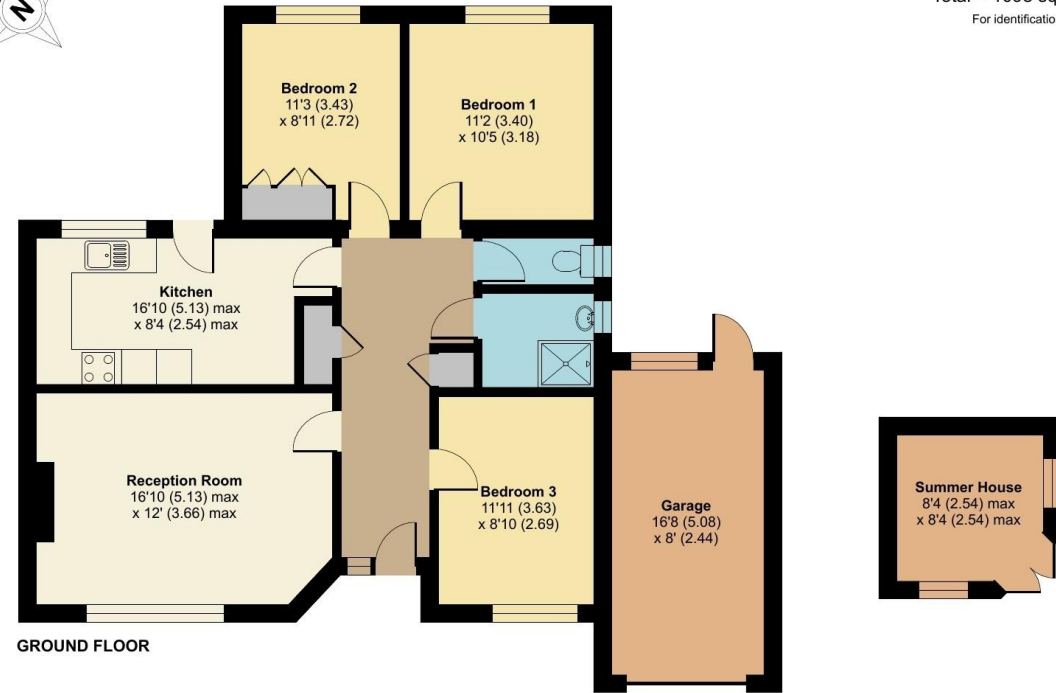
Hawthorn Way, Storrington, Pulborough, RH20

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). © ntechcom 2023. Produced for Fowlers Estate Agents. REF: 934309



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



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