



116 Dean Way | Storrington | West Sussex | RH20 4QS





# 116 Dean Way

Storrington | West Sussex | RH20 4QS

OFFERS OVER £480,000

An immaculately presented three bedroom home located within the popular Hormare development close to the village centre and local amenities. Accommodation comprises: sitting room, kitchen/dining room, ground floor cloakroom, uPVC conservatory, en-suite to master bedroom and family bathroom. The property also benefits from uPVC double glazed windows and gas fired central heating. Outside there are beautiful gardens and terrace, attached garage and off-road parking.

- Detached Home
- Popular Hormare development
- Close to the village centre
- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Ground Floor Cloakroom
- uPVC Conservatory
- En-suite to Main Bedroom
- Family Bathroom
- uPVC Double Glazed Windows
- Beautiful Gardens and Terrace
- Attached Garage
- Off-road Parking
- Viewing Recommended
- No Forward Chain

**Entrance** uPVC part glazed front door with light above. Door to:

**Entrance Hall** Radiator, door leading to:

**Sitting Room** 18' 6 into bay" x 11' 0 maximum" (5.64m x 3.35m) Feature fitted coal effect gas fire with wooden surround and hearth, uPVC double glazed window bay, two radiators, TV point, telephone point, understairs storage cupboard.

**Kitchen/Dining Room** 14' 2 minimum" x 9' 7 maximum" (4.32m x 2.92m) Range of wall and base units with built-in fan assisted electric oven and separate grill, inset four ring electric hob with extractor over, wall-mounted 'Worcester' boiler, integrated fridge/freezer, part tiled walls, tiled flooring, uPVC double glazed windows, radiator, TV aerial point and telephone point, door to ground floor cloakroom and uPVC double glazed French doors to conservatory, door accessing garage.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, radiator.

**Conservatory** 14' 2" x 11' 3" (4.32m x 3.43m) Of brick and uPVC construction, two wall-mounted electric radiators, tiled flooring, 4 double power sockets, double doors leading to terrace and gardens.

**Stairs to:**

**First Floor Landing** Access to loft space, radiator.

**Bedroom One** 12' 3 maximum" x 11' 0 maximum" (3.73m x 3.35m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards, cupboard housing hot water tank, TV aerial point and telephone point, door to:

**En-Suite Shower Room** Walk-in double shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, part tiled walls.

**Bedroom Two** 18' 4" x 8' 1" (5.59m x 2.46m) Two radiators, uPVC double glazed windows, TV aerial point and telephone point.

**Bedroom Three** 10' 2" x 7' 3" (3.1m x 2.21m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

**Family Bathroom** Panelled bath, fitted shower attachment, low level flush w.c., pedestal wash hand basin, fully tiled walls, extractor fan, uPVC double glazed window, radiator.

**Outside**

**Front Garden** Shaped lawned areas, attractive flower and shrub borders, tarmac driveway leading to:

**Attached Single Garage** 16' 7" x 8' 1" (5.05m x 2.46m) Up and over door, outside light.

**Rear Garden** Attractive landscaped rear garden with paved terraced area, screened by fence panelling with attractive flower and shrub borders, side accesses, outside water tap, outside lights. Open views to woodland garden at rear.

**EPC Rating:** Band C.

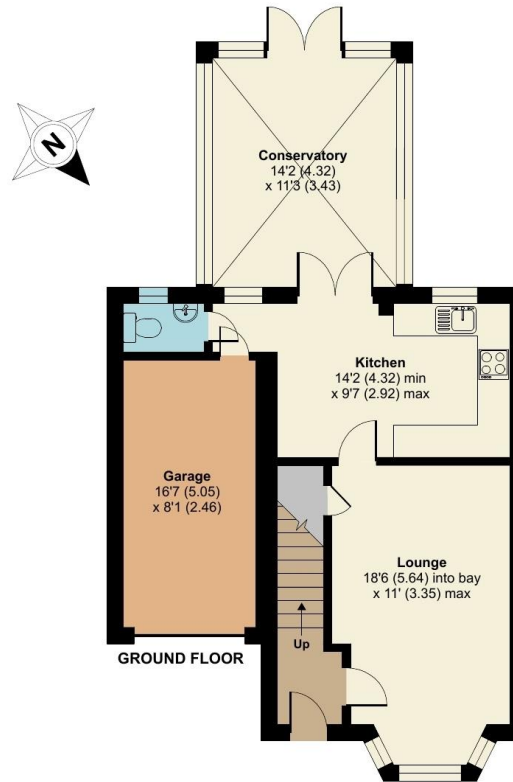




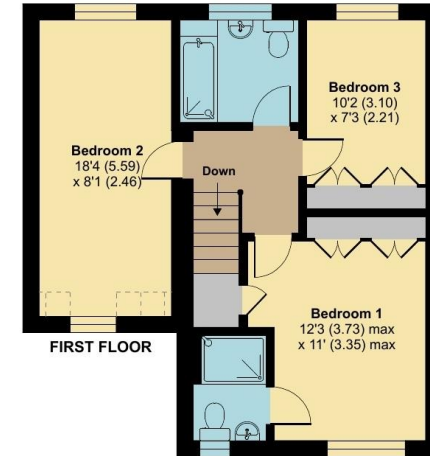
## Dean Way, Storrington, Pulborough, RH20

Approximate Area = 1123 sq ft / 104.3 sq m  
 Limited Use Area(s) = 7 sq ft / 0.7 sq m  
 Garage = 134 sq ft / 12.4 sq m  
 Total = 1264 sq ft / 117.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Fowlers Estate Agents. REF: 1005669



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



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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.

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