



31 Hawthorn Way | Storrington | West Sussex | RH20 4NJ

 **FOWLERS**
ESTATE AGENTS



31 Hawthorn Way

Storrington | West Sussex | RH20 4NJ

£369,950

A well presented three bedroom semi-detached home conveniently located close to the village centre shops and amenities. Internal accommodation comprises: open plan sitting room/dining room, uPVC double glazed conservatory, ground floor cloakroom, kitchen with built-in oven and hob, re-fitted family bathroom, gas central heating, uPVC double glazed window. Outside there is brick paved off road parking leading to a detached garage, the rear gardens are south westerly aspect with raised terrace area.

- Semi-detached Home
- Three Bedrooms
- Close to the village centre
- Entrance
- Ground Floor Cloakroom
- Sitting Room/Dining Room
- uPVC Double Glazed Conservatory
- Kitchen with integrated oven & hob
- Re-fitted Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazed Windows
- Driveway Parking
- Detached Garage
- South West Aspect Rear Garden
- Well Presented throughout
- Viewing Advised

Entrance uPVC double glazed front door to:

Entrance Hall Parquet wood block flooring, built-in cloaks cupboard housing electric meters, radiator.

Ground Floor Cloakroom Low level flush w.c., wash hand basin with toiletries cupboards under, heated chrome towel rail, tiled flooring.

Sitting Room/Dining Room 24' 2" X 12' 4" (7.37m X 3.76m) Feature gas effect coal fire with granite style inset and granite hearth with wooden surround, two radiators, uPVC double glazed window, sliding double glazed patio doors leading to:

Conservatory 10' 9" X 8' 9" (3.28m X 2.67m) Radiator, TV point, sliding double glazed door to terrace and gardens.

Kitchen 10' 9" X 8' 9" (3.28m X 2.67m) Enamel one and a half bowl single drainer sink unit with mixer tap, range of granite style working surfaces with inset 'NEFF' four ring hob with extractor over, integrated fan assisted electric oven and separate grill, space and plumbing for washing machine, wall-mounted

'Profile' boiler, space for fridge and freezer, double glazed window overlooking gardens, wall-mounted electric heater, uPVC double glazed door leading to rear garden.

Stairs to:

First Floor Landing uPVC double glazed window, built-in shelved linen cupboard with factory insulated copper cylinder with fitted immersion, access to loft space.

Bedroom One 11' 5" X 9' 5" (3.48m X 2.87m) Radiator, uPVC double glazed windows, sliding built-in wardrobe cupboards.

Bedroom Two 10' 0" X 8' 5" (3.05m X 2.57m) Radiator, uPVC double glazed windows, sliding built-in wardrobe cupboards.

Bedroom Three 9' 10" X 6' 4" (3m X 1.93m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards and shelving.

Re-Fitted Bathroom Panelled bath with folding glass and chrome screen with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under,

uPVC double glazed window, heated towel rail.

Outside

Front Garden Attractive shaped lawned areas with flower and shrub borders, brick paved driveway with off-road parking leading to:

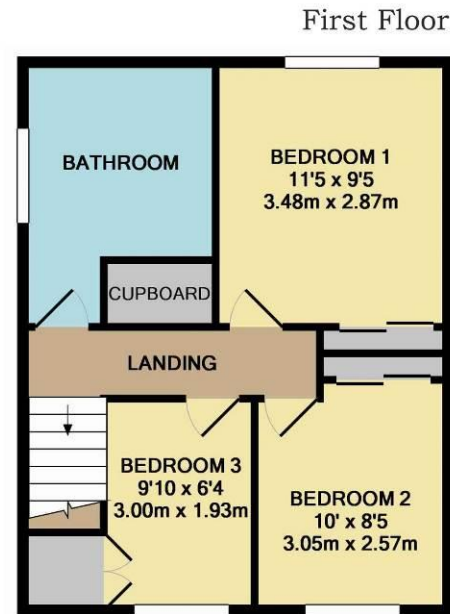
Detached Garage 17' 1" x 8' 4" (5.21m x 2.54m) Electric roller door. The garage has been insulated and with power with its own separate fuse box. A good studio/workshop space.

Rear Garden Predominantly south west facing, raised paved terraced area, steps down to lawned area, screened by fence panelling.

EPC Rating: Band E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



31 HAWTHORN WAY, STORRINGTON

APPROX. GROSS INTERNAL FLOOR AREA 955 SQ FT / 88.7 SQM

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale.

This plan has been produced by JTM Design on behalf of Fowlers Estate Agents.



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

Managing Director:
Marcel Hoad



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