



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







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'OFFERS OVER' £400,000

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.







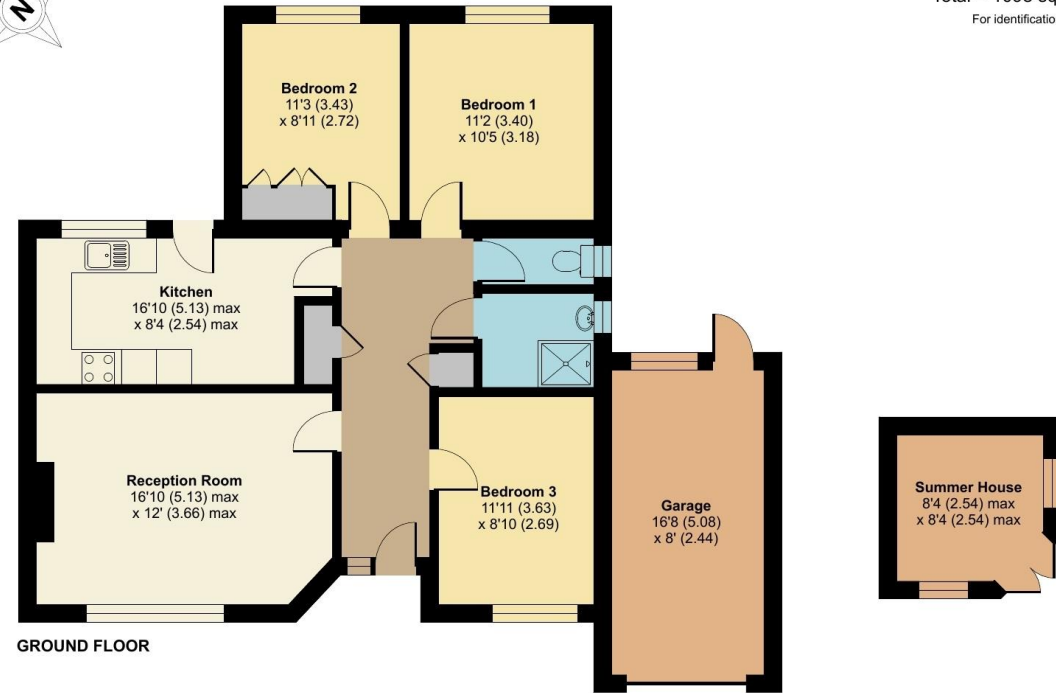
## Hawthorn Way, Storrington, Pulborough, RH20

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



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



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