



37 Hawthorn Way, Storrington - RH20 4NJ

Guide Price £425,000

 **Henry Adams**
estate agents

37 Hawthorn Way

Storrington, Pulborough

- Three bedroom semi detached house close to village centre and amenities
- Double aspect sitting / dining room with doors to garden
- Kitchen with space for appliances
- Ground floor cloakroom, understairs cupboard and additional coat cupboard
- Family bathroom
- Garage with study / store to rear and driveway parking
- South west facing rear garden

Situated in a prime location just moments away from the village centre and its array of amenities, this 3-bedroom semi-detached house offers a perfect blend of style and convenience. The property boasts a double aspect sitting/dining room with a multi fuel stove and is flooded with natural light, thanks to its large windows and French doors leading out to the garden. The well-appointed kitchen provides ample space for appliances, ensuring a functional and efficient layout for preparing meals. Additional features include a ground floor cloakroom, convenient under stairs cupboard, and an extra coat cupboard, allowing for ample storage space.

Upstairs, a family bathroom serves the three bedrooms, all offering comfortable retreats for relaxation. A single extended garage, along with a useful study/store to the rear, and driveway parking complete this enticing package. Additionally, the south-west facing rear garden is an ideal spot for relaxation and social gatherings.



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Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: D

Tenure: Freehold

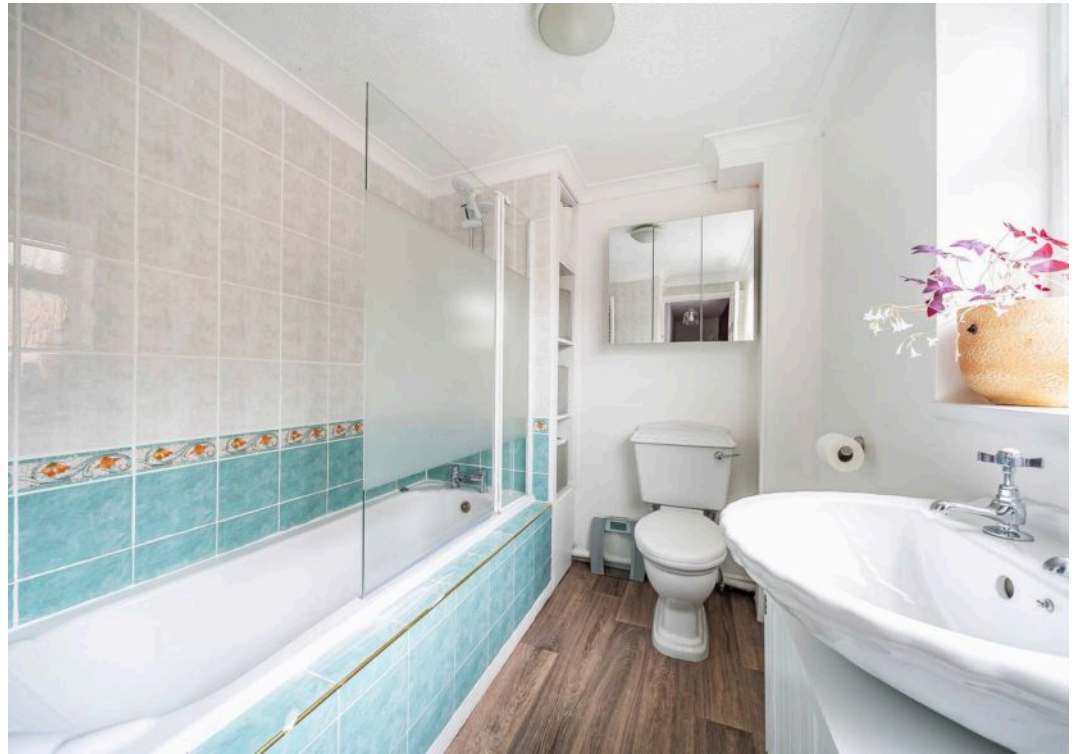
EPC Energy Efficiency Rating: D

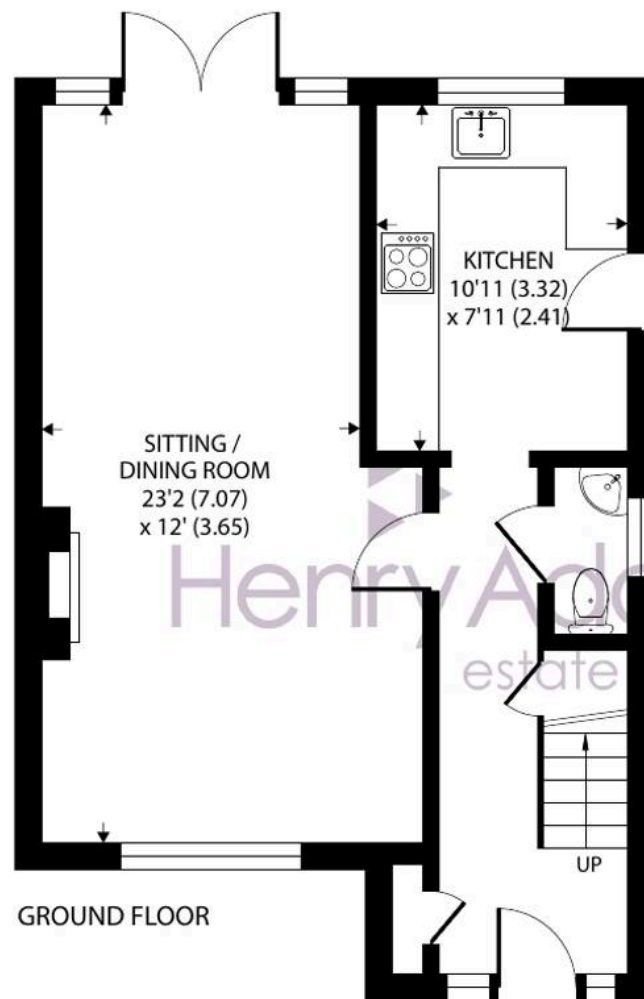
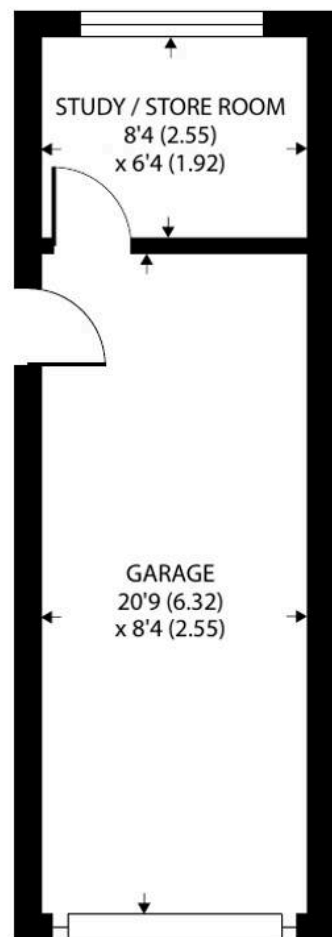
EPC Environmental Impact Rating: D



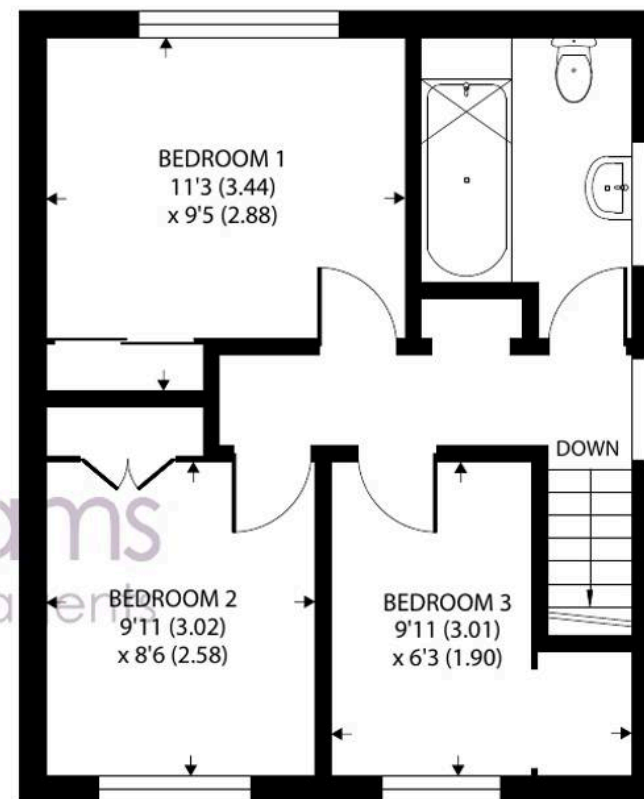








GROUND FLOOR



FIRST FLOOR

Approximate Area = 884 sq ft / 82.1 sq m

Garage = 230 sq ft / 21.3 sq m

Total = 1114 sq ft / 103.4 sq m

For identification only - Not to scale





Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any