



18 Hawthorn Way

Storrington | West Sussex | RH20 4NL

A detached two bedroom bungalow conveniently set close to the village centre with accommodation comprising: sitting room/dining room, fitted kitchen with integrated appliances, shower room, uPVC double glazed conservatory, driveway parking leading to a detached garage, attractive secluded rear garden.

Entrance uPVC double glazed front door to:

Entrance Hall Radiator.

Inner Hallway Access to loft space, insulated cylinder.

Sitting Room/Dining Room 21' 10" x 11' 6" (6.65m x 3.51m) South westerly aspect, double glazed windows, radiator, built-in shelving, fitted coal effect gas fire with mantel over.

Kitchen 11' 10" x 9' 0" (3.61m x 2.74m) Range of wall and base units, built-in stainless steel fan assisted oven and grill, four ring gas hob with extractor over, range of eye-level cupboard with working surfaces beneath, cupboard housing 'Valliant' boiler, inset single drainer sink unit, space and plumbing for washing machine, serving hatch to sitting room/dining room, recessed area suitable for housing fridge/freezer, double glazed door to side access.

Bedroom One 14' 5" x 9' 5" (4.39m x 2.87m) Radiator, built-in mirrored wardrobe cupboards, double glazed window.

Bedroom Two/Dining Room 11' 10" x 9' 6" (3.61m x 2.9m) Built-in mirrored wardrobe cupboard with radiator, double glazed windows, double glazed door leading to:

Conservatory 10' 9" x 9' 0" (3.28m x 2.74m) Of brick and uPVC construction, ceiling fan, French doors leading to garden.

Shower Room Fully enclosed semi-circular shower with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, w.c., part tiled walls, heated chrome towel rail, bidet, tiled flooring.

Outside

Parking Driveway parking for two vehicles, leading to:

Detached Garage 18' 4" x 8' 3" (5.59m x 2.51m) Metal up and over door, power and light.

Rear Garden Paved patio, shaped lawned areas, steps up to further tiered section, screened by mature trees and plants, Magnolia tree, Camellia tree, screened by fence panelling.

EPC Rating: Band C.

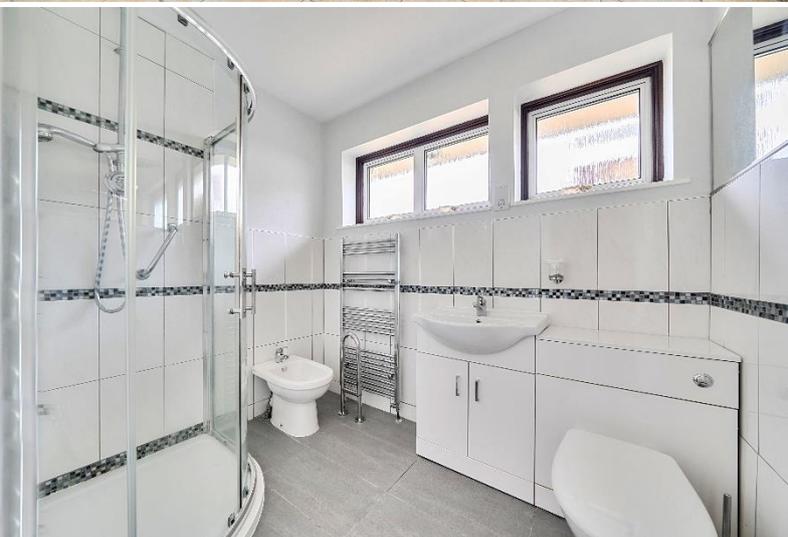


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Hawthorn Way, Storrington, Pulborough, RH20

Approximate Area = 854 sq ft / 79.3 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1007 sq ft / 93.5 sq m
For identification only - Not to scale



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. 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.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.