



6 Hawthorn Way

Storrington | West Sussex | RH20 4NL

An immaculately presented three bedroom town house, conveniently located close to the village centre affording delightful views towards the South Downs National Park. Features include: sitting room with delightful outlook and feature wood burner, balcony, kitchen/dining room, ground floor cloakroom, utility room, and re-fitted family bathroom with brand new fitted shower, uPVC double glazed windows, gas central heating, integral garage, attractive rear garden.

Entrance uPVC leaded light double glazed door to:

Entrance Hall Leading to:

Ground Floor Cloakroom Push flow w.c., wash hand basin, part tiled walls, double glazed window.

Utility Room 12' 8" x 5' 9" (3.86m x 1.75m) Recessed understairs storage area, Butler sink with wood block working surfaces, space and plumbing for washing machine and tumble dryer, wall-mounted 'Worcester' boiler (installed 2023), double glazed door to rear garden.

Stairs to:

First Floor

Sitting Room 18' 10 maximum" x 16' 0 maximum" (5.74m x 4.88m) South westerly aspect room with delightful views towards the South Downs, recessed double glazed window bay with plantation blinds, two radiators, feature cast iron wood burning stove with slate hearth and oak mantel over, solid wood flooring, double glazed door to:

Balcony 4' 1" x 3' 11" (1.24m x 1.19m)

Open Plan Kitchen/Dining Room 16' 0 maximum" x 13' 9 maximum" (4.88m x 4.19m)

Kitchen Area Extensive range of wall and base units with black granite style working surfaces with drawers and cupboards under, space for cooker with extractor over, single drainer stainless steel sink unit, space and plumbing for dishwasher, double glazed windows.

Dining Area Recessed bay with double glazed windows and plantation blinds, radiator, exposed wooden flooring.

Stairs to:

Second Floor Access to loft space

Bedroom One 16' 3" x 9' 8" (4.95m x 2.95m) Double glazed window with plantation blinds with views towards the South Downs, exposed wooden flooring.

Bedroom Two 11' 09" x 8 maximum' (3.58m x 2.44m) Radiator, uPVC double glazed windows with plantation blinds, built-in wardrobe cupboards.

Bedroom Three 9' 0" x 6' 2" (2.74m x 1.88m) Double glazed windows, exposed wooden flooring, radiator.

Bathroom Re-fitted suite with fitted independent shower unit with separate attachment and overhead soaker, inset wash hand basin with toiletries cupboard under, part tiled walls, push flow w.c., heated chrome towel rail, part tiled walls.

Outside

Car Port Car port with driveway parking, leading to:

Attached Garage 18' 6" x 9' 8" (5.64m x 2.95m) Power and light, automatic up and over door.

Rear Garden Stone paved terrace, shaped lawned area, enclosed by fence panelling with attractive flower and shrub borders, patio area, outside water tap.

EPC Rating: Band D.

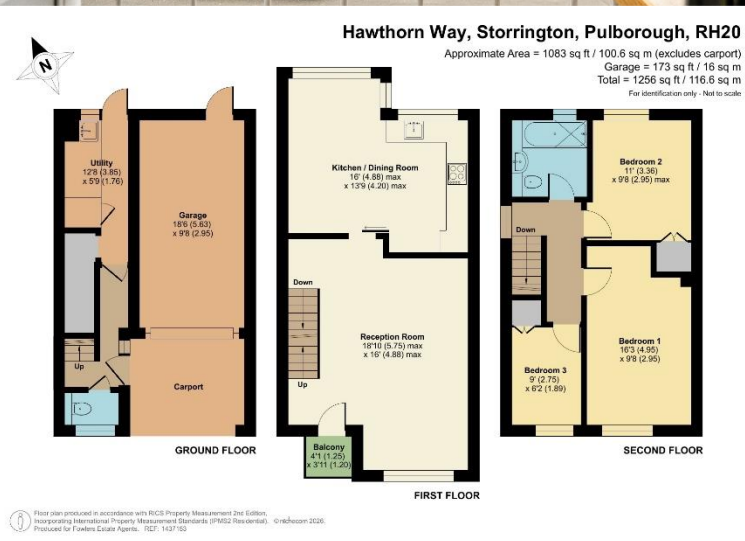


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