



18 Hawthorn Way, Storrington, West Sussex RH20 4NL



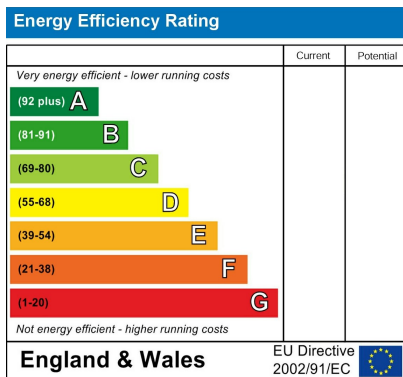


18 Hawthorn Way,  
Storrington, West Sussex RH20 4NL

Guide Price £399,000 Freehold



- DETACHED GARAGE
- SINGLE STOREY RESIDENCE
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- WELL PRESENTED



### ACCOMMODATION

\* Entrance hall \* Sitting room \* Fitted kitchen \* Family shower room \* Two double bedrooms \* Conservatory \* Detached garage \* Landscaped gardens \* Off road parking \* EPC rating C

### DIRECTIONS

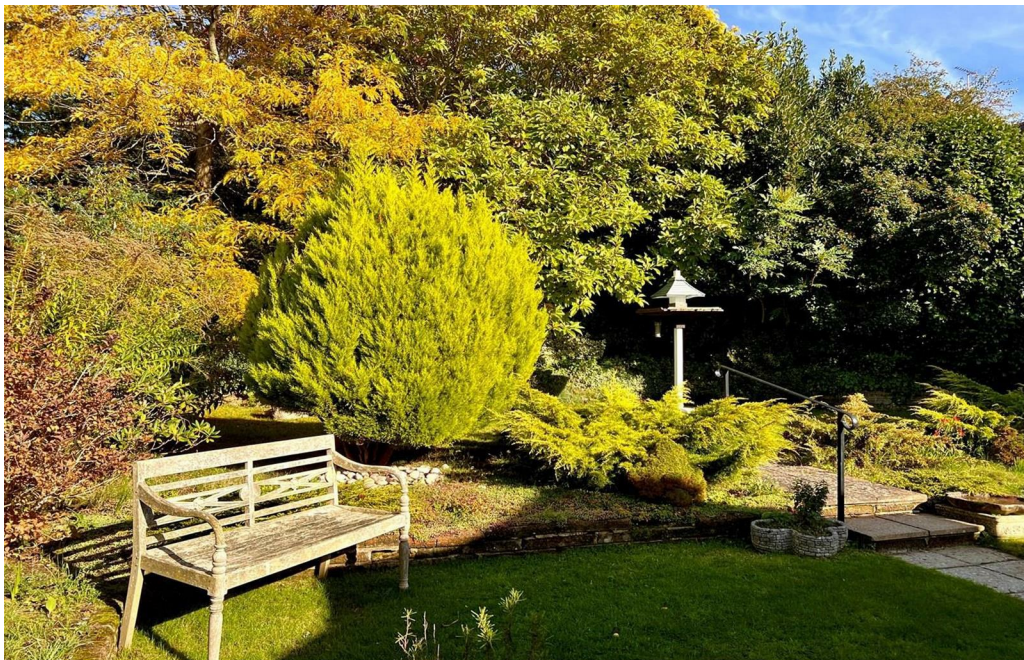
From the offices of GL & Co in the High Street, Storrington proceed in an easterly direction and turn immediately left into Old Mill Drive. Take the next turning left into Hawthorn Way and the property will be found just along on the right hand side. What3words:///declares.pictures.hedge

### THE PROPERTY

Situated in a quiet road, yet within short distance of village amenities, these single storey properties are always practical and popular. The property is entered via a generous hallway with a door on the right leading through to a spacious sitting room with large double glazed window allowing plenty of light and a feature fireplace with shelving to either side. Straight ahead from the hallway, a door leads through to the modern fitted kitchen with matching base and wall mount units, built in gas oven and hob with an extractor fan over. There are part tiled walls, stainless steel sink and drainer with hot and cold mixer tap, serving hatch through to sitting room and side door leading to garden. To the rear of the hallway there is a modern fitted family shower room with bidet, low level WC, wash hand basin and vanity unit under, part tiled walls, separate shower cubicle and heated towel rail. There are two good sized double bedrooms, both with built in storage,. To conclude the accommodation there is a generous conservatory with tiled floor, ceiling fan, lights and automatic vent, with views and double doors leading out onto the ornate private rear garden.

### OUTSIDE

The property is set in a quiet popular road within a short distance of the village centre, local shops, pubs, cafes, amenities and transport links. Approached via a private driveway leading to a detached garage with electric up and over door and light and power. There is a well maintained level lawned area to the front with access either side to the beautiful landscaped and manageable rear garden, mainly laid to lawn with seating areas and well screened boundaries.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## SITUATION

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

## SPORTING AND RECREATION

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

## SERVICES

All mains are connected. According to Ofcom for this address Standard broadband is available. Highest download speed is 21 Mbps.

## COUNCIL TAX

Council Tax Band D. Please contact Horsham District Council on (01403) 215100

## IN THE KNOW

Not all of our particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

## VIEWING

Strictly by appointment: 01903 742354

<https://player.vimeo.com/video/1026121056?h=d762e4e0a0>

A great opportunity to acquire this well-presented DETACHED BUNGALOW with OFF ROAD PARKING and GARAGE situated in a quiet road, yet CLOSE to local SHOPS, amenities and MODERN MEDICAL CENTRE.





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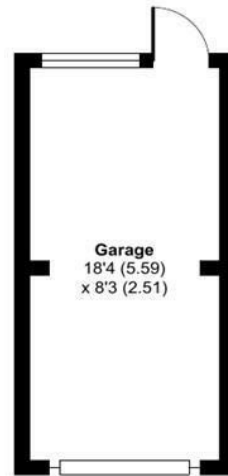
# Hawthorn Way, Storrington, Pulborough, RH20

Approximate Area = 854 sq ft / 79.3 sq m

Garage = 153 sq ft / 14.2 sq m

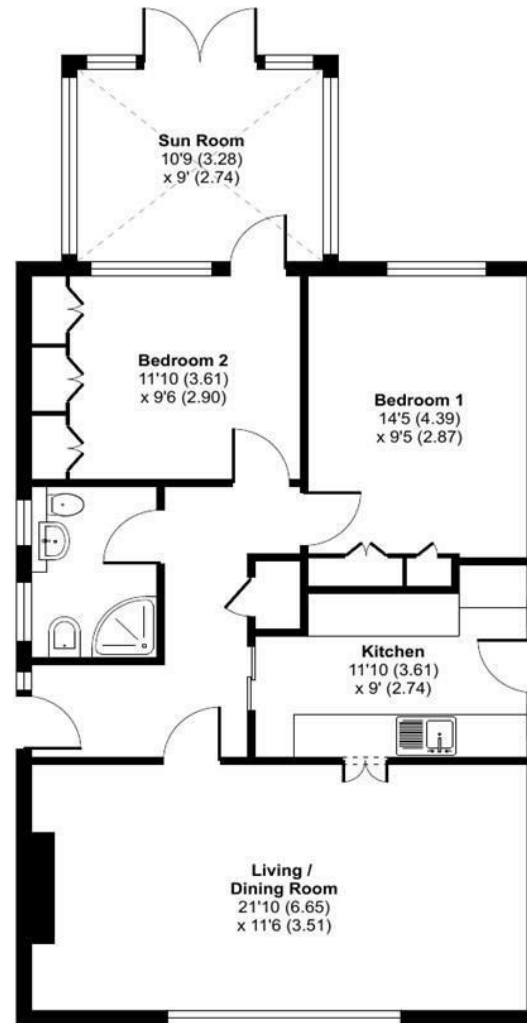
Total = 1007 sq ft / 93.5 sq m

For identification only - Not to scale



**Garage**  
18'4 (5.59)  
x 8'3 (2.51)

**GARAGE**



**Sun Room**  
10'9 (3.28)  
x 9' (2.74)

**Bedroom 2**  
11'10 (3.61)  
x 9'6 (2.90)

**Bedroom 1**  
14'5 (4.39)  
x 9'5 (2.87)

**Kitchen**  
11'10 (3.61)  
x 9' (2.74)

**Living /  
Dining Room**  
21'10 (6.65)  
x 11'6 (3.51)

**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2024. Produced for GL&CO Estate Agents. REF: 1205968

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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