



## 19 Mill House

Hawthorn Way | Storrington | West Sussex | RH20 4PR

Situated within easy reach of Storrington village centre and its amenities, is this top floor two bedroom flat with views towards the South Downs from the sitting room and main bedroom, both rooms have direct access onto a balcony area. Other accommodation comprises: entrance hall, kitchen, shower room and bedroom two. Outside, there are well-kept communal gardens and resident's parking area to the front. The property is offered for sale with no onward chain.

**Stairs or Lift Access** Leading to:

**Second Floor**

**Entrance** Wooden front door to:

**Entrance Hall** Shelved cupboard.

**Sitting Room/Dining Room** 16' 4" x 11' 1" (4.98m x 3.38m) Double glazed windows with fitted blinds and views towards the South Downs, Dimplex wall-mounted storage heater, double glazed door to balcony.

**Kitchen** 8' 1" x 7' 1" (2.46m x 2.16m) Range of cupboards and drawers, worksurfaces, integrated washing machine, cooker with extractor over, single bowl sink unit with swan neck mixer tap, double glazed window with fitted blind overlooking communal gardens.

**Shower Room** Fully tiled walls, double shower unit with glazed screen and shower attachment, sink unit with cupboards under and stainless steel tap, push flow w.c., extractor fan, tiled flooring, wall-mounted medicine cabinet, stainless steel ladder radiator.

**Bedroom One** 14' 10" x 9' 8" (4.52m x 2.95m) Built-in wardrobe cupboards, Dimplex night storage heater, double glazed doors with double glazed window above, leading to:

**Balcony** 9' 10" x 4' 1" (3m x 1.24m) Wrought iron railings, views towards the South Downs.

**Bedroom Two** 9' 8" x 8' 4" (2.95m x 2.54m) Double glazed window to rear, Dimplex night storage heater, built-in wardrobe cupboards.

**Outside**

**Communal Gardens** Communal gardens mainly to the rear of the flats.

**Residents Parking Area** There is parking for residents to the front of the flats.

**Service Charge** £2066.08 annually, paid as £516.52 quarterly. There is 945 years remaining on the lease. (999 years from 24 June 1972).

**Directions** 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: <https://what3words.com> [///blesses.armrest.beads](https://blesses.armrest.beads)

**EPC Rating:** Band D.



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

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**Hawthorn Way, Storrington, Pulborough, RH20**

Approximate Area = 629 sq ft / 58.4 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) Residential. Produced for Fowlers Estate Agents. RSCF: 1478664

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