



6 Hawthorn Way

Storrington | West Sussex | RH20 4NH

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, balcony, kitchen/dining room, ground floor cloakroom, utility room, family bathroom, uPVC double glazed windows, gas central heating, integral garage, attractive rear garden.

Entrance Leaded light uPVC front door to:

Entrance Hall Radiator.

Ground Floor Cloakroom Low flush w.c., wall-mounted wash hand basin, double glazed window.

Understairs Storage Cupboard Cloaks area, part glazed door leading to:

Utility Room 12' 6" x 5' 10" (3.81m x 1.78m) Understairs storage cupboard, shelved linen cupboard housing factory insulated copper cylinder with fitted immersion, further range of working surfaces with single drainer sink unit, space and plumbing for washing machine, free-standing 'Potterton Kingfisher II' boiler with wall-mounted 24 hour programmer, uPVC double glazed rear door leading to paved terraced area and rear garden.

Stairs to: First Floor Landing

Sitting Room 18' 10" x 16' 0" (5.74m x 4.88m) Feature open fireplace with stone surround and hearth with mantel over, recessed display alcove, two radiators, TV point, uPVC double glazed windows with delightful outlook towards the South Downs National Park, uPVC double glazed door leading to balcony, wall-mounted thermostat control for central heating, door through to:

Kitchen/Dining Room 16' 0" x 11' 6" widening to 14' into square bay" (4.88m x 3.51m) Superb open plan arrangement with extensive range of fitted units comprising single drainer sink unit with black granite style working surfaces with further drawers and cupboards under, 'Zanussi' cooker with double oven and separate grill, inset four ring halogen hob with extractor over, further range of eye-level cupboards, part tiled walls, space and plumbing for dishwasher, uPVC double glazed windows.

Dining Area Radiator, uPVC double glazed window bay with delightful outlook over gardens, coved ceilings.



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

www.fowleronline.co.uk

storrington@fowleronline.co.uk

01903 745844

Stairs to:

Second Floor Accessed from Sitting Room, access to loft space.

Bedroom One 14' 5" x 9' 8" (4.39m x 2.95m) Radiator, uPVC double glazed windows, built-in louvered wardrobe cupboards, delightful outlook towards the South Downs.

Bedroom Two 11' 0" x 9' 2" (3.35m x 2.79m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Three 9' 0" x 6' 2" (2.74m x 1.88m) Radiator, uPVC double glazed windows, delightful outlook towards the South Downs.

Bathroom Inset panelled bath with fitted 'Mira' independent shower unit with glass chrome and screen, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, uPVC double glazed windows.

Outside

Front Garden Brick paved area with parking for two to three vehicles, attractive flower and shrub borders, outside lighting, leading to:

Rear Garden Paved terraced area, lawned area, attractive flower and shrub borders, enclosed by fence panelling.

Garage 18'1 x 7'2 (5.52m x 2.19m) Up and over door, power and light, gas and electric meters, door accessing rear garden.

Garage 18'1 x 7'2 (5.52m x 2.19m)

EPC Rating: Band D.



Total area: approx. 100.4 sq. metres (1061.2 sq. feet) This floor plan is not to scale. They are for guidance only and do not constitute an offer. Plans produced by Green Energy Systems.

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