



## 3 Pond House

Hawthorn Way | Storrington | West Sussex | RH20 4NJ

A first floor two bedroom balcony apartment occupying this delightful location overlooking the village pond and set within the heart of Storrington with easy reach of the shops. Accommodation comprises: dual aspect sitting room with oak style flooring and access to balcony, kitchen with integrated appliances, main bedroom with balcony access, shower room, gas fired heating. Outside, there is a single garage in small block.

**Entrance** uPVC part glazed double glazed newly installed front door to:

**Entrance Hall** Wood style flooring, radiator, built-in cloaks cupboard, access to loft space.

**Dual Aspect Sitting Room 15' 7" x 14' 2 into bay" (4.75m x 4.32m)** uPVC double glazed window bay, radiator, wood style flooring, delightful outlook over village pond, uPVC double glazed door accessing balcony, TV point.

**Kitchen 8' 1" x 7' 1" (2.46m x 2.16m)** Stainless steel single drainer sink unit with swan neck mixer tap, range of wood block working surfaces with drawers and cupboards under, space and plumbing for washing machine, recessed area for gas cooker with extractor over, gas cooker point, range of eye-level cupboards, part tiled walls, integrated dishwasher, integrated fridge.

**Bedroom One 15' 0" x 9' 8" (4.57m x 2.95m)** Two radiators, uPVC double glazed doors leading to balcony, built-in louvered wardrobe cupboards.

**Bedroom Two 10' 10 maximum" x 9' 8 maximum" (3.3m x 2.95m)** Built-in louvered wardrobe cupboards, uPVC double glazed windows, radiator.

**Shower Room** Fully enclosed semi-circular shower unit with glass and chrome screen with overhead soaker and separate shower attachment, low level flush w.c., pedestal wash hand basin, fully tiled walls, heated chrome towel rail, uPVC double glazed window.

**Garage** In nearby small block.

**Parking** There is communal parking.

**Lease details:** remainder of 999 year lease with share of freehold.

**EPC Rating:** Band C.

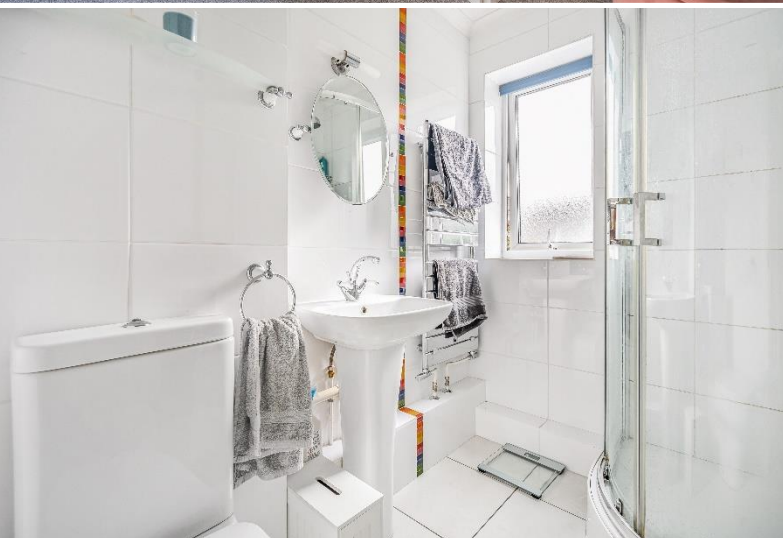


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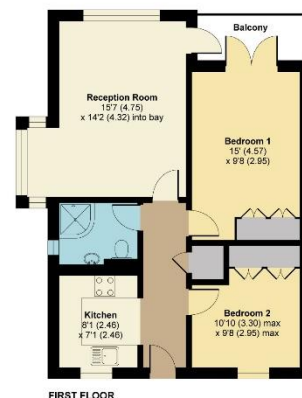
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**Hawthorn Way, Storrington, Pulborough, RH20**

APPROX. GROSS INTERNAL FLOOR AREA 634 SQ FT 58.8 SQ METRES



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