



5 Birklands

Kithurst Lane | Storrington | West Sussex | RH20 4BF

A spacious purpose built two bedroom first floor apartment, set within this exclusive development nestled at the foot of the South Downs and approached via a private lane. Internally, accommodation extends to 976 sqft comprising: sitting room/dining room with dual aspect balconies, kitchen with integrated appliances, generous en-suite to main bedroom, main bathroom, security video entry phone system. Outside, there are beautifully kept communal gardens, allocated parking space, visitors space and locked caged storage shed.

Entrance Communal front door to:

Communal Entrance Hall Stairs or passenger lift to first floor, own private solid wood front door to:

Entrance Hall Built-in shelved linen cupboard and pressurised cylinder, radiator, wall-mounted video entry phone system, built-in storage cupboard housing electric meters.

Dual Aspect Sitting Room 18' 1" x 14' 4" (5.51m x 4.37m) Twin balconies, two radiators, TV point, uPVC double doors leading to:

Balcony Outlook over communal gardens.

Second Balcony Double doors with decked area and wrought iron balcony with views towards the South Downs.

Kitchen 13' 11" x 9' 0" (4.24m x 2.74m) Extensive range of wall and base units with inset one and a half bowl stainless steel single drainer sink unit with mixer tap, range of working surfaces with drawers and cupboards under, inset four ring gas hob with extractor over, built-in fan assisted 'AEG' electric oven, integrated fridge/freezer, dishwasher and washing machine, tiled flooring, radiator, concealed spot lighting, uPVC double glazed windows.

Bedroom One 17' 11" x 11' 7" (5.46m x 3.53m) Radiator, uPVC double glazed windows, door to ceiling built-in wardrobe cupboards, radiator, door to:

Spacious En-Suite Panelled bath with fitted shower attachment, inset vanity wash hand basin with toiletries cupboards under, shaver point, mirror concealed spot lighting, extractor, large walk-in double shower with fitted independent shower unit, heated chrome towel rail, tiled flooring.

Bedroom Two/Dining Room 11' 3" x 10' 6" (3.43m x 3.2m) Radiator, uPVC double glazed windows, built-in bedroom furniture.

Bathroom Panelled bath with folding shower screen and fitted shower attachment, inset wash hand basin, low level flush w.c., tiled flooring, heated towel rail, concealed spot lighting, mirror, part tiled walls.

Outside

Communal Gardens Delightful communal gardens.

Parking There is an allocated parking space and visitor parking as well.

Maintenance, Service Charge & Lease Details

Ground rent £ 200.00 p/a

Service Charges £ 3,500.00 p/a

109 Years remaining on the lease

EPC Rating: tbc



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

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk

01903 745844



Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning,

garaging and conservatories etc. Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.