



3 Birklands | Kithurst Lane | Storrington | West Sussex | RH20 4BF

 **FOWLERS**
ESTATE AGENTS



3 Birklands

Kithurst Lane | Storrington | West Sussex | RH20 4BF

£525,000 LEASEHOLD

A unique opportunity to acquire this spacious ground floor apartment located within this highly sought after development, affording stunning views towards the South Downs National Park over open countryside. Internal accommodation extends to 1070 sqft comprising: spacious entrance hall, dual aspect south/west facing sitting room with patio doors onto private terrace and communal gardens, kitchen/breakfast room with integrated appliances, two double bedrooms, en-suite to main bedroom, main bathroom. Outside, there are beautifully kept communal gardens with allocated parking and visitor parking with a locked caged storage shed. The property benefits from an entry phone system.

- Ground Floor Apartment
- Overlooking the South Downs
- Direct access to terrace & Gardens
- Extending to 1070 sqft
- Spacious Entrance Hall
- Dual Aspect Sitting Room
- Two Double Bedrooms
- Kitchen/Breakfast Room
- Integrated Appliances
- En-suite to Main Bedroom
- Main Bathroom
- Gas Fired Central Heating
- Allocated Parking & caged storage shed
- Highly regarded location ½ mile from village centre
- Beautifully kept Communal Gardens
- Viewing Recommended

Communal Front Door Leading to:

Communal Entrance Hall Own private front door to:

Reception Hall Wood style flooring, radiator, shelved airing cupboard housing pressurised cylinder, wall-mounted thermostat control for central heating.

Dual Aspect Sitting Room 20' 3 into bay" x 14' 6 maximum" (6.17m x 4.42m) uPVC double glazed window bay, two radiators, uPVC double glazed patio doors leading to verandah and terrace giving delightful outlook across communal gardens and towards the South Downs National Park, TV point.

Kitchen 15' 9 maximum" x 10' 10 maximum" (4.8m x 3.3m) Extensive range of wall and base units, one and a half bowl 'Franke Fraganite' single drainer sink unit with mixer tap, range of laminate working surfaces with drawers and cupboards under, integrated 'Bosch' dishwasher, fan assisted electric oven with four ring 'NEFF' hob with stainless steel extractor over, range of eye-level cupboards, integrated fridge/freezer, part tiled walls, space and plumbing

for washing machine, cupboard housing 'Worcester' boiler, tiled flooring, concealed spot lighting, radiator, uPVC double glazed windows giving views across communal gardens and towards the South Downs.

Bedroom One 13' 5 minimum" x 10' 8" (4.09m x 3.25m) Radiator, uPVC double glazed windows with delightful outlook over gardens and towards the South Downs, floor to ceiling built-in wardrobe cupboards, door to:

En-Suite Bathroom Panelled bath with fitted shower attachment, inset wash hand basin with toiletries cupboards under, shaver point and mirror, concealed spot lighting, extractor fan, heated towel rail, tiled flooring, fully tiled enclosed double shower with sliding glass and chrome screen with fitted independent shower unit.

Bedroom Two 13' 4 maximum" x 10' 4 maximum" (4.06m x 3.15m) Radiator, uPVC double glazed windows, extensive range of built-in floor to ceiling wardrobe cupboards with built-in under-shelving and further storage cupboards with fitted study furniture including desk with

storage drawers and seating area, radiator, uPVC double glazed windows, further working surfaces with under-storage and built-in cupboards.

Family Bathroom Panelled bath with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, concealed spot lighting, extractor fan.

Outside

Communal Gardens Direct access onto communal gardens giving uninterrupted stunning views of the South Downs and open countryside.

Parking There is an allocated parking space, visitors space and section of a locked caged storage shed.

Maintenance Details £1770 approximately twice annually.

Lease Details £100 twice a year.

EPC Rating: Band B.

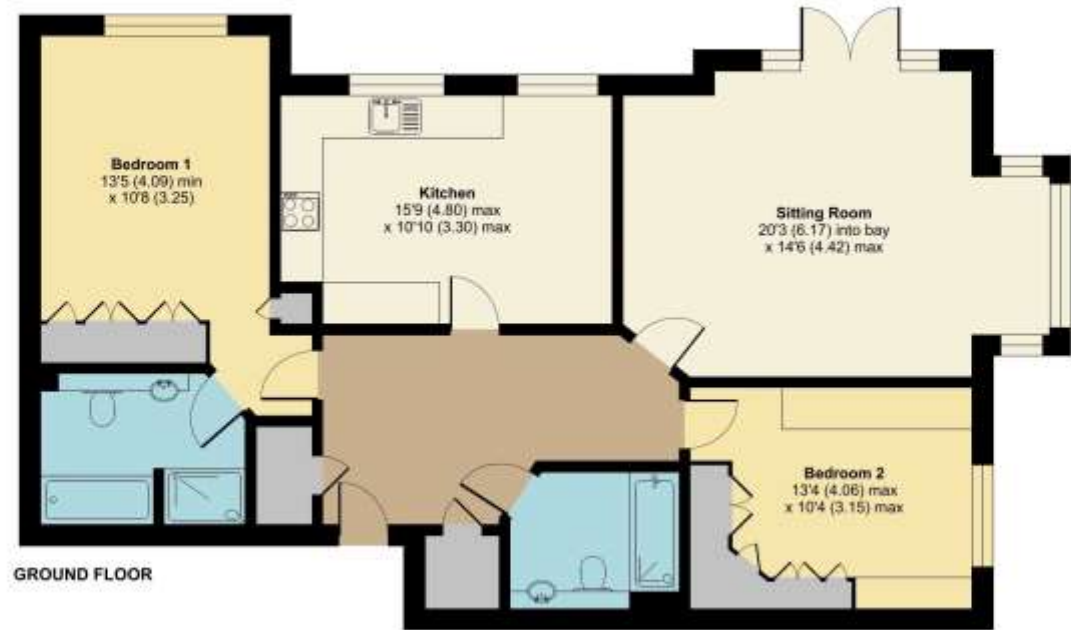




Kithurst Lane, Storrington, Pulborough, RH20

Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential), ©Redroom 2022. Produced for Fowlers Estate Agents REF: 600092



"We'll make you feel at home..."



Managing Director:
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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.

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.

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