



Bramble Bank

13 Birklands | Kithurst Lane | Storrington | RH20 4BF

A unique opportunity to acquire this delightful two bedroom modern cottage set within this small select development, located within this picturesque setting at the foot of the South Downs National park. Internally, the property is well presented with accommodation comprising: sitting room with west aspect outlook and French doors giving direct access onto own private patio overlooking communal gardens, kitchen/breakfast room, ground floor cloakroom, en-suite to main bedroom and family bathroom. Outside, there is allocated parking, visitor parking area and storage area.

Entrance uPVC double glazed front door to:

Entrance Hall Radiator, built-in cloaks cupboard.

Ground Floor Cloakroom Low level flush w.c., radiator, wall-mounted wash hand basin.

Sitting Room/Dining Room 18' 6 maximum" x 13' 1 maximum" (5.64m x 3.99m) West aspect room, radiator, double glazed windows, built-in storage cupboard, TV point, double glazed French doors leading to private patio area with views towards the South Downs National Park.

Kitchen/Breakfast Room 14' 5" x 10' 10" (4.39m x 3.3m)

Stairs to:

First Floor Landing Radiator, access to loft space, shelved linen cupboard housing pressurised cylinder.

Bedroom One 14' 4 maximum" x 10' 10 maximum" (4.37m x 3.3m) Radiator, built-in floor to ceiling wardrobe cupboards, double glazed windows, door to:

En-Suite Bathroom Large walk-in double shower with sliding glass and chrome screen, heated towel rail, low level flush w.c., part tiled walls, shaver point.

Bedroom Two 12' 6" x 10' 10" (3.81m x 3.3m) Floor to ceiling built-in wardrobe cupboards, double glazed windows with views towards the South Downs National Park.

Main Bathroom Panelled bath with fitted shower attachment and folding glass and chrome screen, pedestal wash hand basin, low level flush w.c., tiled flooring, shaver point, heated chrome towel rail.

Outside

Own Private Patio West facing with beautiful views towards the South Downs National Park.

Allocated Parking One allocated parking space and visitor parking.

Maintenance Charges £1200 per annum including ground rent.

Outside Communal Areas Designated area in store room.

EPC Rating: tbc



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