



Storrington, West Sussex RH20





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Guide Price £ 585,000 Freehold ID: 73923

Storrington 0.7 miles, Worthing 9.9 miles, Chichester 16.5 miles, Pulborough 5 miles, Horsham 13.8 miles, Gatwick Airport 30.8 miles

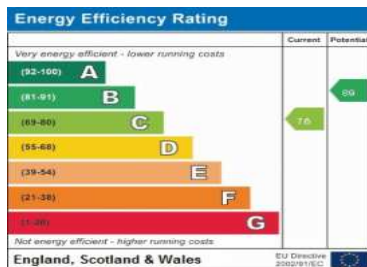


- Luxury development of 15 homes
- Stunning communal gardens with amazing views of South Downs
- Own private garden
- Private balcony
- Fabulous country walks from the grounds
- Just over half a mile to village centre
- Private parking and storage

Directions

From the offices of GL & Co in High Street Storrington, head west along the High Street and bear left into Church Street, upon reaching St. Mary's Church on your right turn right, past the parish hall and at the junction bear left into Kithurst Lane. Continue along the lane turning left into Birklands.

What3words:///orchids.universes.slanting



The Property

This stunning two double bedroom, two bathroom freehold home forms part of this exclusive development built by Antler Homes in approximately 2005, which is uniquely positioned at the foot of the South Downs, offering some of the most fantastic views locally. Birklands is a luxury development of just fifteen exclusive homes, which was created in this tranquil location, with fabulous walks from the development including to the South Downs way, whilst being in a convenient position for the amenities that Storrington has to offer.

The accommodation comprises: door into the entrance hallway which benefits from a solid wooden flooring. On the left is a WC and there is a large under stair storage cupboard and a door leads right into the sitting room. This light double aspect room which benefits from a south and west aspect and double doors lead into the conservatory, which enjoys further views across the private garden and towards the South Downs. To the left of the entrance hall is the modern fitted kitchen. There is a range of matching wall and base units, eye level Neff double oven with the top being a combi and Quartz work surfaces with Neff gas hob inset. There are integral appliances such as a washer dryer and a dishwasher, Kardean flooring and a pleasant outlook to the front. Towards the dining area is ample space for dining set, with further fitted furniture with wine rack storage and display shelves.

From the entrance hall stairs lead to the first floor landing. The principal bedroom benefits from ample fitted wardrobes and French doors lead out onto the private balcony, with the most incredible views across neighbouring fields to the South Downs. There is an en-suite shower room with tiled flooring, back to wall pan and double walk in shower. The second bedroom has wardrobe space and to conclude the internal accommodation is a bathroom with tiled flooring, panel enclosed bath with screen and shower above, back to wall pan and wash hand basin.

Outside

The property benefits from a private parking space to the front of the development and there are various visitor bays as well. There is also a storage cage and stunning communal gardens. This home also has a private garden which can also be accessed through the conservatory. There is a patio area, box hedging and pebbles with various plant pots interspersed as well as a flower rockery and beds to the front.



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Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, two public houses, restaurants, independent cafes, a bank, post office, primary schools and years seven and eight of Steyning Grammar School, churches, a modern doctors' surgery, dental practices, opticians, library and a museum.

Sports and recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

All mains services are connected.
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 1000 Mbps

Annual service charge approximately £1,280 per annum.

Council Tax

Band E. Please contact Horsham District Council on 01403 215100.

In the Know

Not all our properties are online.
For our "In the Know" selection, please call us on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co.
Please telephone 01903 742354 or email: enquiries@glproperty.co.uk

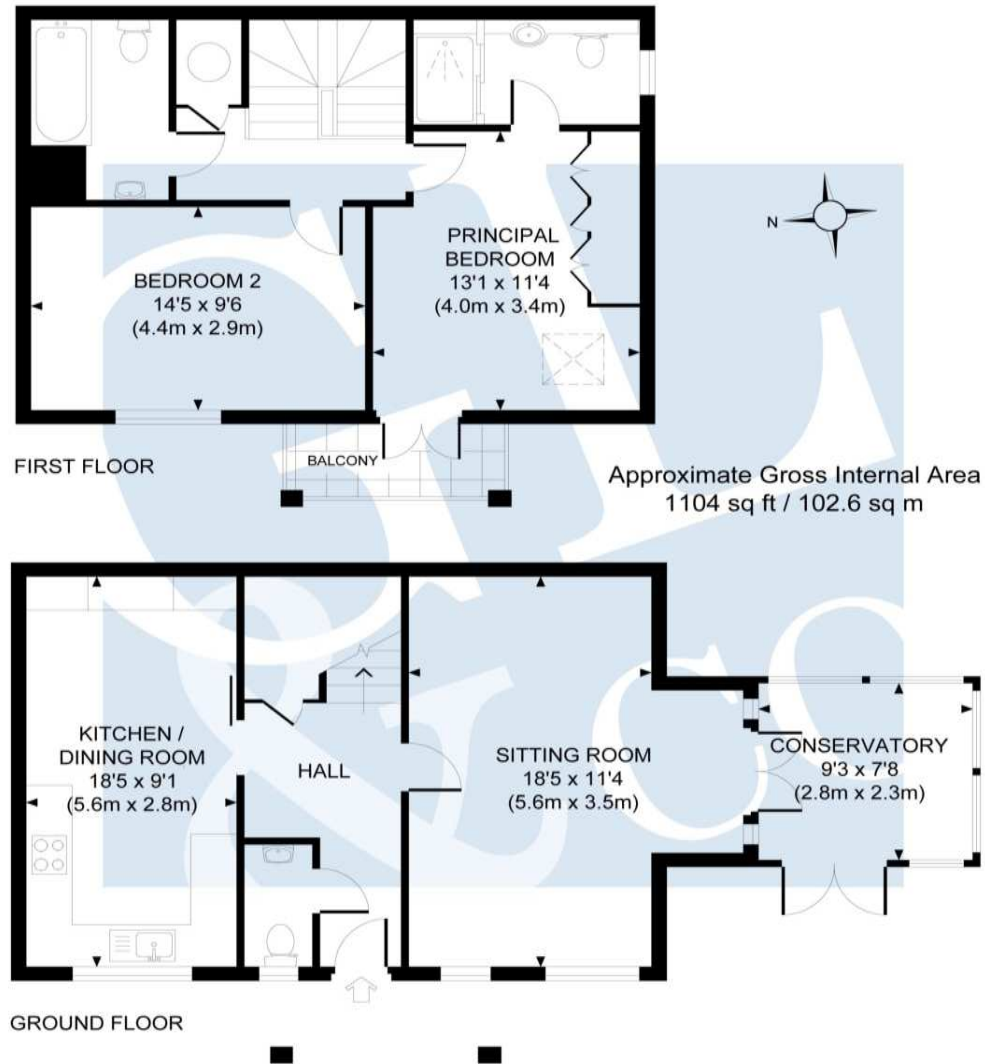




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