



Kithurst Lane, Storrington, West Sussex RH20





Kithurst Lane, Storrington, West Sussex RH20

Guide Price £375,000 Leasehold ID: 75048

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

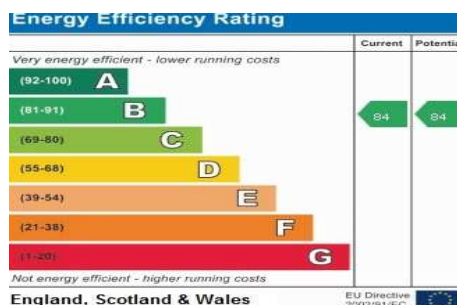


- 979 sq ft of accommodation
- No onward chain
- Allocated parking space and visitors' parking
- Communal gardens with views of the South Downs
- Fabulous walks from the grounds
- Just over half a mile to village centre

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 development is beautifully nestled at the foot of the South Downs with some fabulous views and delightful country walks from the grounds. Built by Antler Homes in 2005 being one of just ten luxury apartments, it is offered for sale with no onward chain and the amenities of Storrington can be found just over half a mile away.

The accommodation comprises communal entry system with door into the secure entrance hall. There is a lift giving access to all floors, as well as stairs. No 5 can be found on the first floor with private door into the apartment. There is a spacious entrance hall, which leads through to the double aspect, generous sitting room with two private balconies. One with a front aspect and a larger one to the side, which benefits from some glorious views across neighbouring fields towards the South Downs. The kitchen features a range of matching wall and base units with gas hob inset into the work surface with oven below. There is an integrated fridge/freezer, dishwasher and washing machine.

The principal bedroom has two double fitted wardrobes and an en-suite bathroom with separate double walk-in shower. The second bedroom has fitted storage and is served by the family bathroom, which has a shower above and screen.

Outside

To the front of the development there are two parking areas. This apartment has an allocated parking space and there is visitors' parking too.

There are attractive communal gardens to the front and further generous gardens to the rear affording some fabulous views towards the South Downs with seating area to the far end to enjoy the peace and tranquillity of this delightful yet convenient location.

Viewing

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



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



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 five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, 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 are connected.

According to Ofcom for this address Superfast broadband is available.

Highest download speed is 63 Mbps.

Lease details

Ground rent: Approximately £200 per annum

Service charge: Approximately £3,500 per annum

Lease: Approximately 107 years remaining

Council Tax

Council Tax Band D. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "in the Know" selection, please give us a call on 01903 742354.





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

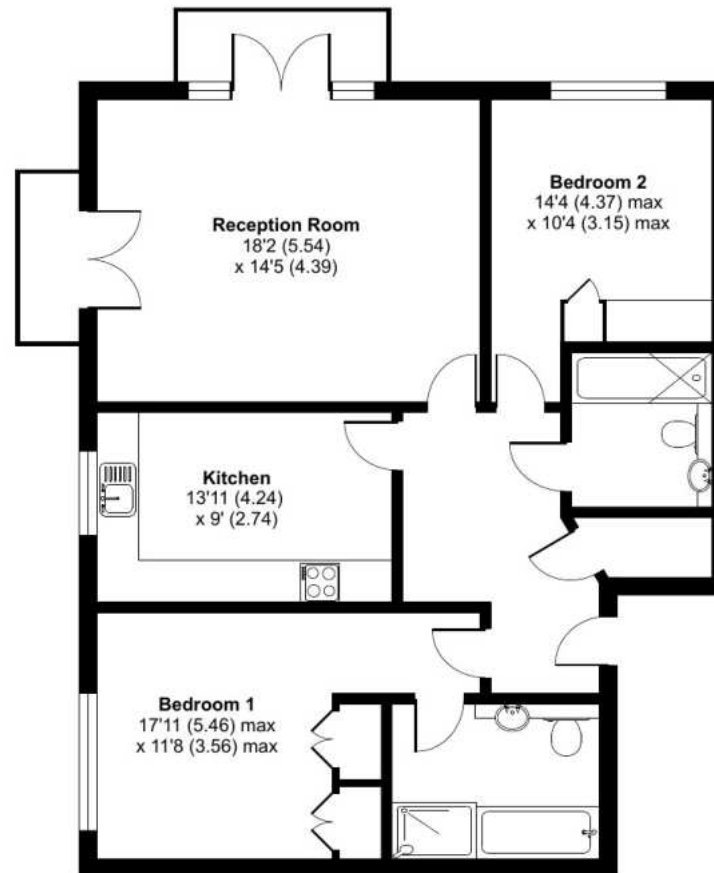
View online at www.glproperty.co.uk



Kithurst Lane, Storrington, Pulborough, RH20

Approximate Area = 979 sq ft / 90.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2023. Produced for GL&CO Estate Agents. REF: 1048644

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract, or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

