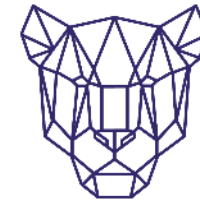


**Birklands**  
**Kithurst Lane**  
**Storrington, RH20 4BF**  
**Offers over £300,000**



**PANTERA  
PROPERTY**



**Birklands, Kithurst Lane, Storrington  
RH20 4BF**

**Offers over £300,000**

- Sold as seen
- Ground floor apartment
- No onward chain
- Two double bedrooms
- Ensuite
- Popular location 1/2 mile from the village centre

**Contacts:**

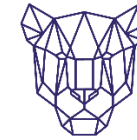
To enquire about this property or for further  
information, please get in touch with:

**Amy White**

**0330 118 6610**

**amy@panteraproperty.com**

Misrepresentation Act; 1. Pantera Property Limited on its own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.

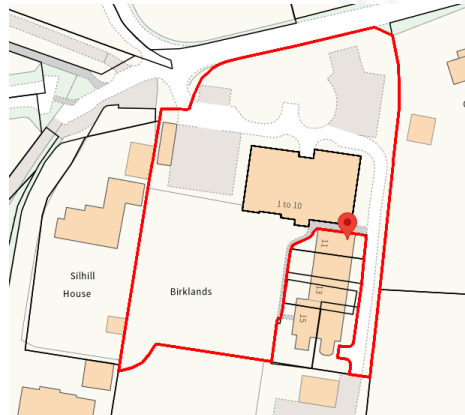


**PANTERA  
PROPERTY**

## DESCRIPTION

Pantera Property are delighted to offer to the market a light and spacious ground floor two-bedroom apartment. The property benefits from off street parking and communal gardens.

The property is owned on 125-year lease from 1 January 2005.



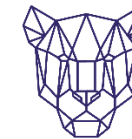
## LOCATION

Nestled in the picturesque village of Storrington, the location offers a charming and tranquil setting perfect for those seeking a peaceful countryside lifestyle, yet still within easy reach of local amenities and transport links. The village itself boasts a welcoming community atmosphere, with local shops, a primary school, and excellent transport connections via road and rail. The nearby A272 and A24 provide quick routes to the surrounding towns, while the nearest train stations offer services to London and the South Coast

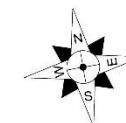
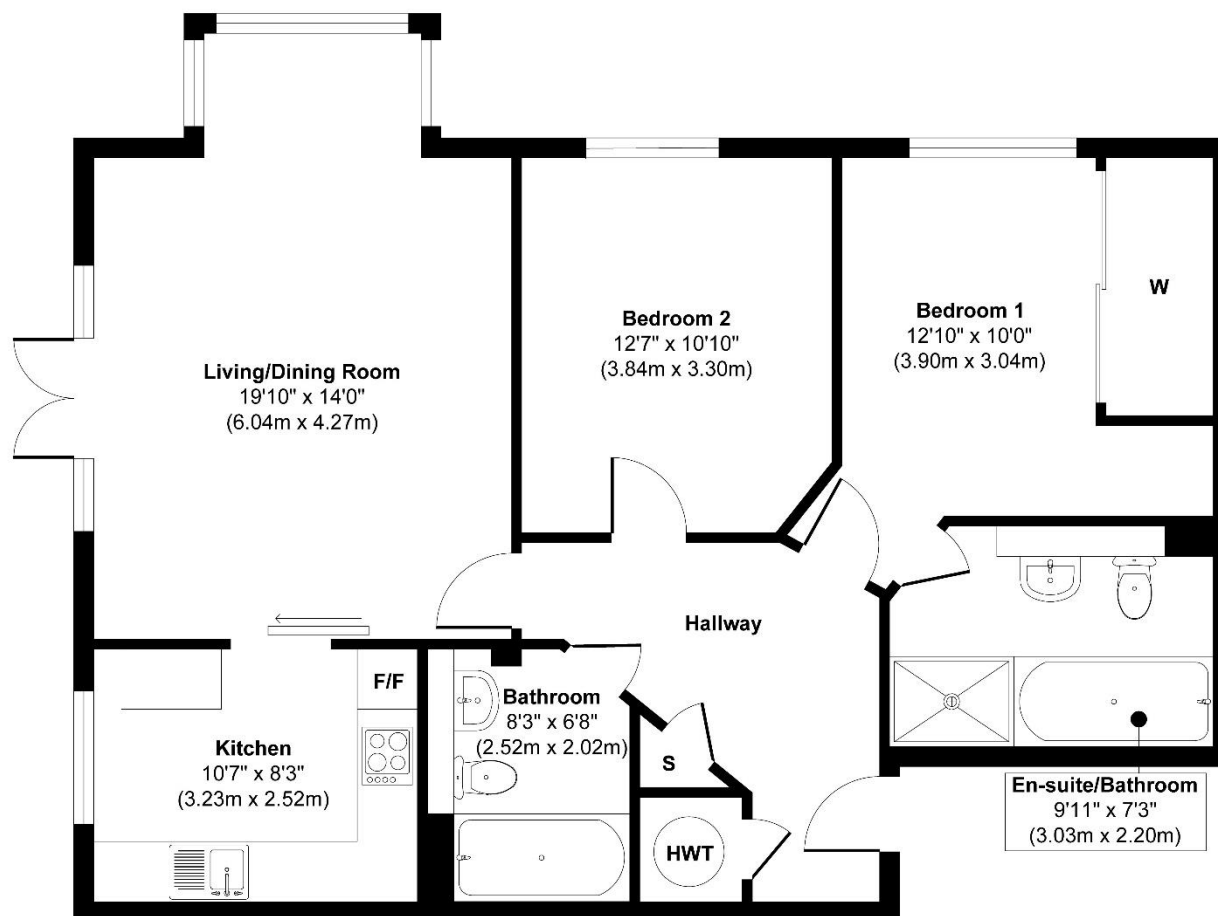
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







PANTERA  
PROPERTY



Ground Floor Flat

**Approx. Gross Internal Floor Area 865 sq. ft / 80.41 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.