



Price Range £340,000 - £360,000

Kithurst Lane, Storrington





## Kithurst Lane, Storrington RH20 4BF

Chain free, this first floor apartment sits on a corner position, within the very desirable Birklands development. It feels bright and airy, with almost 1000sq ft of living space, including two balconies leading off the large reception room, perfect for entertaining. The kitchen has space for a table and chairs and features high specification integrated appliances. Both bedrooms are really good doubles and there are two bathrooms, the ensuite also having a separate shower. There's plenty of built in storage, including built in wardrobes to the main bedroom. There's an allocated parking space, plus ample visitor parking.

Tucked away along Kithurst Lane, the property has the use of a large communal garden with wonderful views of the South Downs beyond, making this an excellent home from which to socialise with family and friends. It's also an ideal "lock up and leave" type home, with lift access making returning from holidays with suitcases very easy. There are a couple of steps to traverse before entering the apartment from the communal hallway.

The bustling village centre is only half a mile away, with a wide choice of independent and specialist shops, cafes, pubs and restaurants, plus a Waitrose supermarket, library, doctors, dentists and a welcoming church all within just a few minutes walk.

Please note - some internal photos have been virtually staged, to help re-imagine the space.







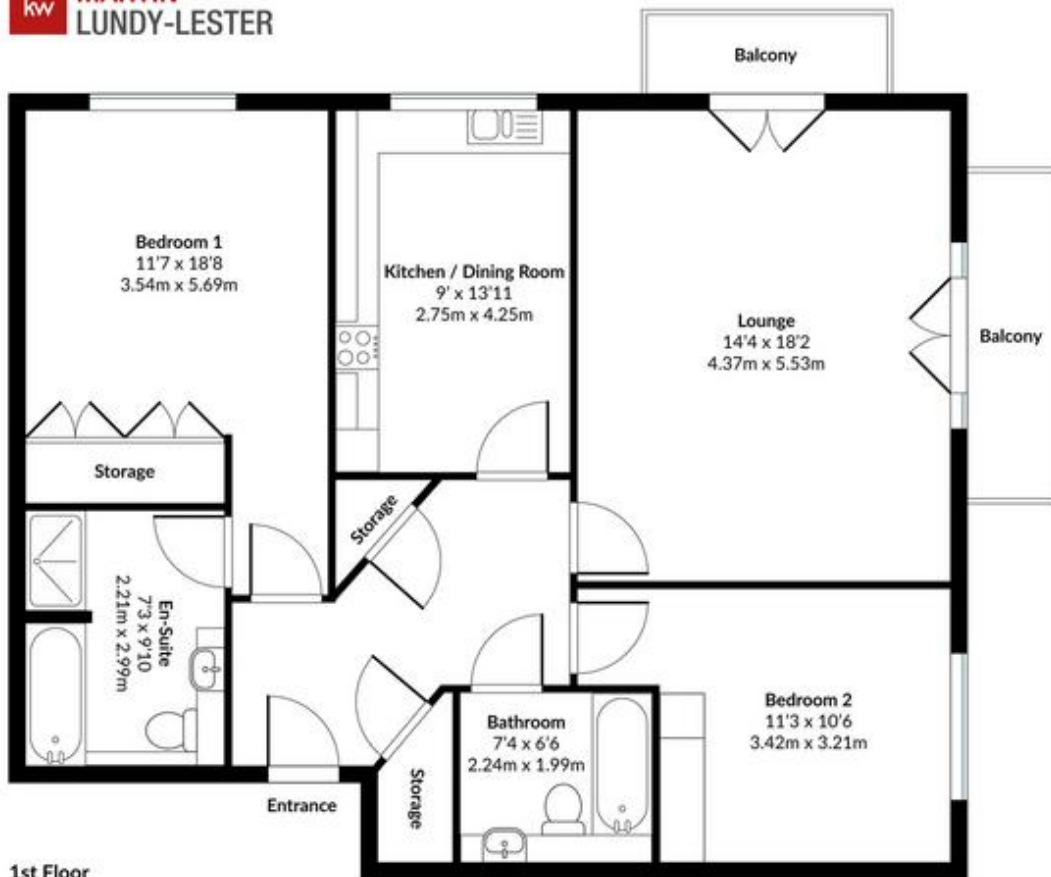


5 Birklands, Kithurst Lane, Storrington, RH20 4BF

Floor plan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.

Approximate Total Area = 944.3 sq ft / 87.7 sq m  
(excluding storage and balconies)

**kw** MARTIN  
LUNDY-LESTER



1st Floor

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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