



15 School Close

Fittleworth, Pulborough, West Sussex RH20 1JD

Guide Price £595,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

15 School Close, Fittleworth, Pulborough, West Sussex RH20 1JD

A very flexible and versatile detached home, located in a highly sought after small village between Pulborough and Petworth. This cleverly enlarged home has brilliant sized rooms throughout and consists of a large entrance hall, generous sitting room with open fireplace, a large kitchen/diner, two double ground floor bedrooms and a bathroom. Upstairs, there are two further double bedrooms, both have gently sloping ceilings and there is also a large shower room which could easily be upgraded. Sitting neatly on its plot, the property has a private garden, plenty of driveway parking and also a garage which has enabled planning consent to be demolished and reinstated with a larger tandem replacement. Offered with **no onward chain**, viewings can be arranged with the vendors sole agents, Courtney Green.

SITUATION

Fittleworth is a popular village located within the beautiful South Downs National Park. There is an excellent school, an ancient church, and the community owned Fittleworth Stores and café. The towns of Petworth and Pulborough are nearby and have an array of amenities. The Cathedral City of Chichester and Guildford, both with renowned Theatres, are within easy reach and have more extensive shopping and leisure facilities. The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline stations at Haslemere and Pulborough provide a fast service to London Waterloo and Victoria respectively. The surrounding area has much to offer with sailing, golf, polo, golf and many other sporting pursuits all readily on hand. Lovers of walking or riding have a myriad of Footpaths and Bridleways at their disposal. By road - London 57 miles, Guildford 25.5 miles, Chichester 15 miles, Petworth 4 miles, Pulborough 3.5 miles.

The accommodation is as follows:-

Side entrance **Front Door** with glazed window to

Entrance Vestibule recessed spotlight tiled flooring and shelving, obscured glazed door and sidelight to the **Entrance Hall** with additional floor tiling, radiator, cloaks cupboard, cupboard housing the electricity fuse box and meter, digital heating thermostat, mains powered smoke alarm. Doors to each room.

Sitting Room

A generous space which widens to the front and being double aspect with windows to the front and side. Open fireplace with painted surround and stone hearth, two radiators, two wall light points, media panel.

Kitchen/Diner

An attractive space with two defined areas and with the tiled flooring continuing from the entrance hall.

The Kitchen is fitted in a modern range of hand painted shaker style eye and base level cupboards with matching drawers and with contrasting Formica worktops, including a peninsula breakfast bar where there is also a Hotpoint stainless steel and multifunction electric oven with four burner gas hob above, stainless steel splashback with filter hood over, one 1 1/4 bowl sink unit with contemporary chrome mixer tap, appliance space and plumbing for washing machine. Open to the **Dining Area** with space for a large table and radiator. This double aspect room has windows to the front and side and a glazed door with dog flap leading out to the side, recessed spotlighting, fluorescent countertop lighting, television aerial point, door to **walk-in Boiler Cupboard** housing the gas fired Worcester combination boiler with adjacent programmer light point.

Bedroom 3

With a rear aspect window, radiator beneath, double wardrobe with hanging rail shelving and fitted mirror, 5 amp lamp circuit.

Bedroom 4

With a rear aspect window with radiator beneath, Broadband master socket

Bathroom

With an enclosed acrylic bath with chromium telephone style mixer tap and handheld shower attachment and painted side panel, low-level WC, wash hand basin, some splashback tiling, tiled floor, radiator, high level obscured window, shaver light.

From the **Entrance Hall**, the staircase rises and turns to the

First Floor Landing

With hatch to loft space, mains powered smoke alarm, doors to each room

Bedroom one

With attractive, gently sloping ceiling, and with window looking over the rear garden. Five-amp lamp circuit TV aerial point, radiator. Door to walk in **eaves cupboard/wardrobe** with hanging rail shelving, light point and further eaves recess.

Bedroom two

Also with a gently sloping ceiling and with window looking to the front. Five-amp lamp circuit TV aerial point, radiator, double wardrobe with hanging rail and shelf, further eaves recess.

Shower room

A generous space that could easily be fitted with a larger shower or even a bath. Currently with a corner shower cubicle with thermostatic shower, pedestal wash basin, WC, obscured side window with radiator below, spotlights and extractor fan.

OUTSIDE

The property sits neatly on its plot with a small open plan front lawn and side access path to the rear garden. The driveway certainly has space for three, maybe four cars.

Garage

With a manually operated roller door to the front and door to the rear, light and power. We understand that as part of the original planning consent under Application Reference **FT/02/02373/DOM** consent was also obtained to replace the garage and to build a much larger garage/store. Plans can be made available to interested parties.

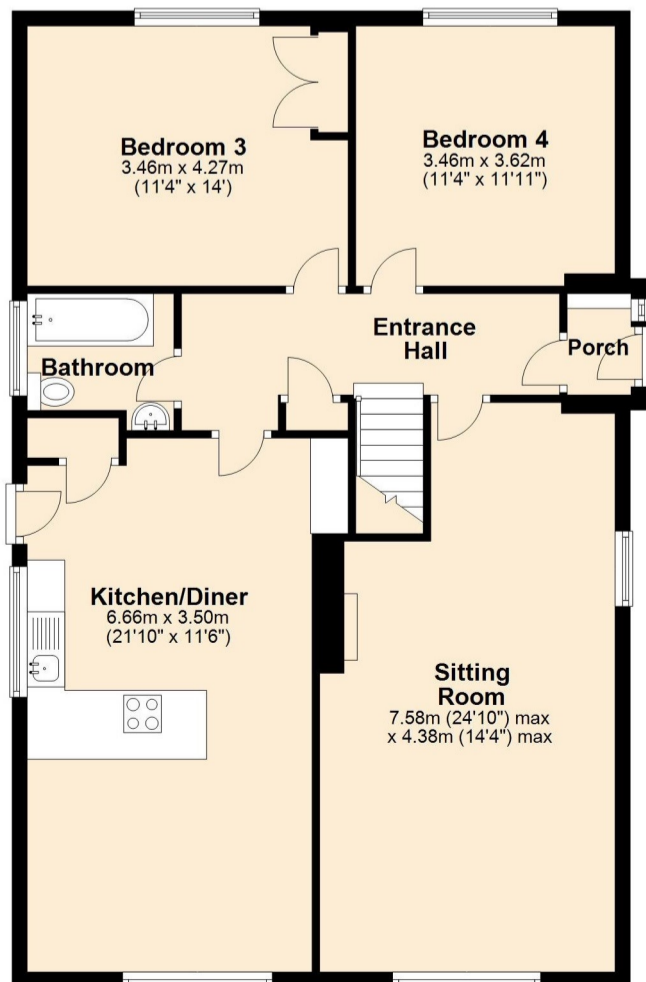
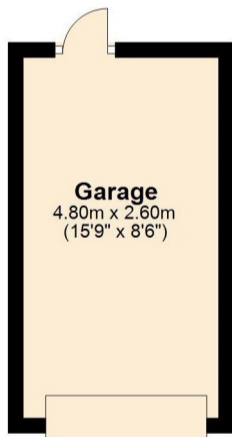
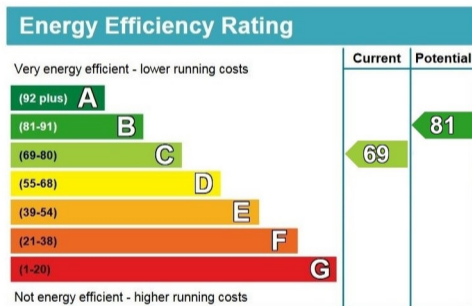
Rear Garden

Measuring about 8m x 12m, the very private rear garden is predominantly laid to lawn and has a stone paved patio, small hardstanding and is enclosed by fencing. The side access to the left-hand is paved and has an outside tap and light.

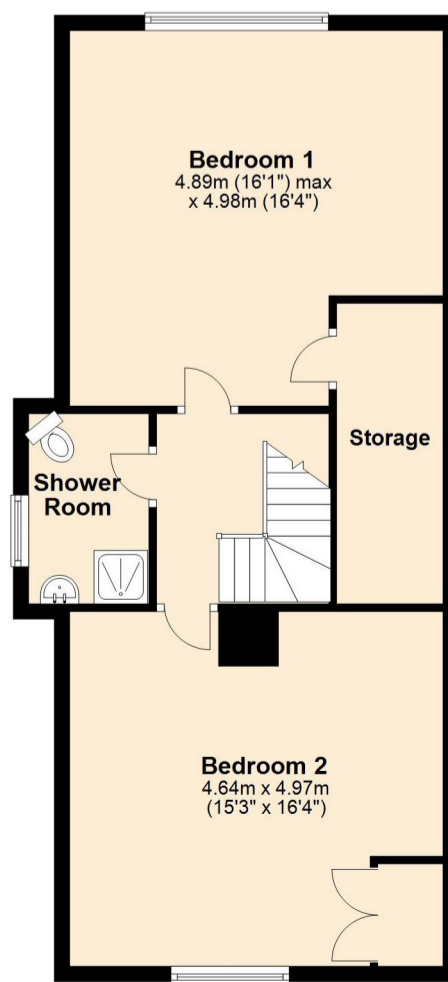
Council Tax Band - E

Ref: 24/5547/02/22

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Ground Floor
Approx. 97.1 sq. metres (1044.9 sq. feet)



First Floor
Approx. 62.2 sq. metres (669.9 sq. feet)

