



11 High Trees

Fittleworth, Pulborough, West Sussex, RH20 1HH

Guide Price £485,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

11 High Trees, Fittleworth, Pulborough, West Sussex, RH20 1HH

Courtney Green are pleased to offer for sale this most desirable three-bedroomed family residence situated in a small, private development within the picturesque village of Fittleworth just a short distance from neighbouring Pulborough. Traditionally built of brick with attractive tile hung elevations, the property comprises a principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. A front door to the side leads to the entrance hall, off which is a cloakroom and a well fitted shaker style kitchen/dining room with a centrally positioned, built in Oak topped dining table. There is a comfortable sitting room featuring an open fire, with access to a large double-glazed conservatory overlooking the rear garden. The property benefits from double glazed fittings and a gas fired heating system to radiators. Attached to the property is a single garage with parking to the front. There are gardens to both front and rear, the rear enjoying a sunny Southerly aspect.

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, 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.

Stained glass **Front Door** to

Entrance Lobby With porcelain tiled flooring.

Cloakroom Frosted double glazed front aspect, low level WC, wall mounted wash hand basin with a chromium tap, tiled splashback, radiator, porcelain tiled flooring, extractor fan, wall mounted cabinet.

Kitchen/Dining Room Double glazed front aspect fitted with a range of base and wall mounted cupboards and drawers in Olive green shaker style finish with Oak worktop surfaces incorporating a 1 1/2 bowl white enamel sink with chromium monobloc tap, patterned ceramic tiled splash back, integrated fridge/freezer and dishwasher, space and plumbing for washing machine, space for a gas fired range cooker with stainless steel filter hood over, wine cooler, concealed wall mounted Worcester gas fired boiler, pelmet lighting and downlighting, Oak topped dining area with drawers under and room for seating, radiator, porcelain tiled flooring, pelmet lighting.

Sitting Room Double-glazed rear aspect and double-glazed French doors to the Conservatory. Oak flooring, chimney breast with open fire recess having marble hearth and ornate fire surround, radiator.

Conservatory Double-glazed with French doors to the rear garden, terracotta style tiled flooring, wall mounted Dimplex electric convector heater, three wall lights.

From the **Inner Hall** a staircase rises to the **First Floor Landing** with radiator, book shelving, loft hatch with drop down ladder.

Bedroom 1 Double-glazed rear aspect, radiator, double width wardrobe cupboard. Door to

En-Suite Shower Room Frosted double-glazed rear aspect, low level WC, vanity unit with inset wash hand basin with cupboard under, chromium mixer tap, tiled splashback, mirror over, shower cubicle with patterned tiled walls, chromium thermostatic shower control with overhead drencher unit, extractor fan, chromium towel warmer, ceramic tiled flooring, shaver point.

Half Landing with door to

Bedroom 2 Double-glazed front aspect, radiator, double width airing cupboard. Steps to

Bedroom 3 With double-glazed front aspect and double-glazed skylight to the rear, storage recess, radiator.

Bathroom Frosted double-glazed front aspect fitted with a white suite comprising low level WC, panel enclosed bath with chromium mixer tap and shower attachment, pedestal wash hand basin with chromium tap, localised tiling, chromium towel warmer, mirrored cabinet, shaver point, laminate wood flooring.

OUTSIDE

The property is situated at the end of High Trees which is a private road.

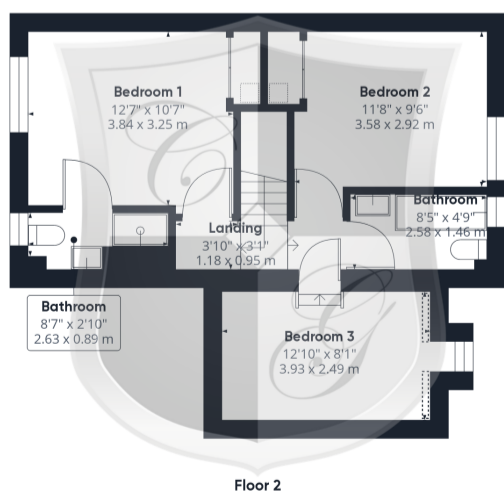
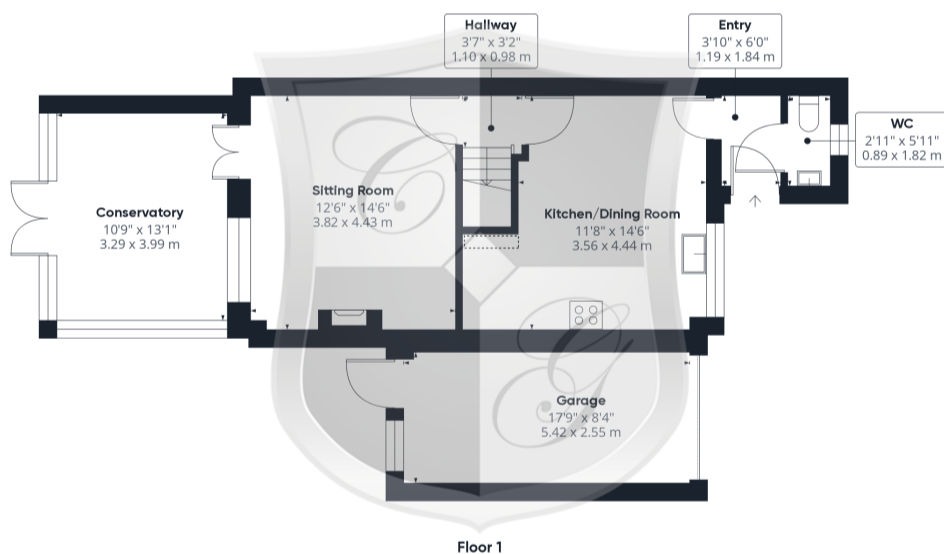
To the front of the property there is a small area of lawn with shrub borders, a paved side path leads to the front door, to the side of which is an area of hardstanding providing further parking and leading to an integral Garage with metal up and over door, power and light, rear personal door to the garden. The rear garden comprises an area of lawn with a paved patio and side courtyard featuring a Pergola with mature vine. At the rear of the garden is gated access leading to a path which leads to the local school and further footpaths for dog walking etc.

*Agents Note - We understand that within the development, there is an area of land which is shared with all the residents for recreational uses. Residents pay an Estate Management charge which is currently £300 pa.

Council Tax Band— F

Ref: 24/5587/10/04

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.

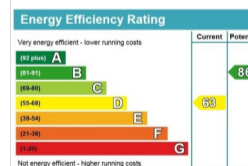


Approximate total area¹⁾

1218.66 ft²
113.22 m²

Reduced headroom

5.42 ft²
0.5 m²



(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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