



£400,000 - £425,000

Upper Street, Fittleworth

kw **MARTIN**
LUNDY-LESTER



Upper Street, Fittleworth, RH20 1JG

With far reaching views, this three storey semi detached house offers flexible accommodation on the edge of the South Downs National Park.

Set within an elevated position and with off road parking for one vehicle, the property features a cosy living room with open fire, a kitchen with breakfast bar and a downstairs loo, plus a large understairs cupboard. The conservatory opens onto a mature, cottage style rear garden. On the first floor is a surprisingly large bathroom with separate shower, a really good sized second bedroom with views over farmland opposite and a third bedroom / study area with stairs rising to the second floor main bedroom. From here, skylights look out to the front, whilst a dormer window gives far reaching views over rooftops to the rear.

The primary school is just down the road, as are a play area and large recreation ground. The community owned and run shop / cafe / post office counter is only a short stroll away, with the newly refurbished Swan Inn pub also being within easy walking distance.

Further amenities will be found at nearby Petworth and Pulborough, the latter having a mainline station with direct routes to London and Gatwick.





Upper Street, Fittleworth, Fittleworth, RH20

Approximate Area = 1059 sq ft / 98.3 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Total = 1104 sq ft / 102.4 sq m

For identification only - Not to scale



Denotes restricted head height



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		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lundy-Lester Ltd. REF: 1293392

