



2 NORWOOD COTTAGES

**Barrington  
& Company**



## 2 NORWOOD COTTAGES, LOWER STREET, FITTLEWORTH, WEST SUSSEX, RH20 1EN.

*A Grade II listed mid terraced cottage in need of complete renovation, situated on a quiet no-through lane in the centre of the village.*

Sitting room with open fireplace, Kitchen/Dining room, 3/4 Bedrooms, Bathroom, Gas fired central heating, 160ft (48m) Rear Garden.

### DIRECTIONS:

Leave Petworth on the Fittleworth/Pulborough road (A283) and proceed for about 1½ miles passing the Welldiggers Public House. At the T junction turn left (still on the A283) and then turn right onto the B2138 to Bury and Arundel into the village of Fittleworth. Continue for a further 0.4 miles and turn right in front of the Swan Inn where the property will be found after a short distance on the right.

### SITUATION:

The property is situated on a no-through lane in the delightful village of Fittleworth, within a short walk from the village primary school and the excellent community run village stores and cafe. Other local facilities include the newly renovated Swan Inn. Nearby Pulborough (2.5 miles) provides two supermarkets, a health centre and a mainline station (Victoria 80 minutes). The city of Chichester (17 miles) provides more comprehensive shopping and also the renowned Festival Theatre. Fittleworth Common is within easy reach as is Hesworth Common, a designated area of outstanding natural beauty. Within the South Downs National Park, the surrounding countryside is some of the most beautiful in West Sussex with many miles of footpaths and bridleways. Petworth (3.2 miles) is an attractive old market town perhaps best known for the National Trust owned Petworth House with its beautiful 750 acre parkland. The town offers a good range of shops for everyday needs together with a wealth of antique shops.







#### DESCRIPTION:

This attractive mid terraced cottage is believed to date from 1896. Its trellised porch and projecting first floor bay window adding to its unique appeal. The front door opens directly to the sitting room with its open fireplace and a doorway leads through to the kitchen/dining room with gas fired Rayburn boiler/cooker and back door to garden. An enclosed staircase leads from the sitting room to the first floor landing with two bedrooms and bathroom. Stairs continue to the second floor with two further intercommunicating bedrooms.

#### OUTSIDE:

The garden is entirely to the rear of the cottage and accessed by a long pathway from the back door. The garden is 160 ft long, completely overgrown and includes a small outbuilding.

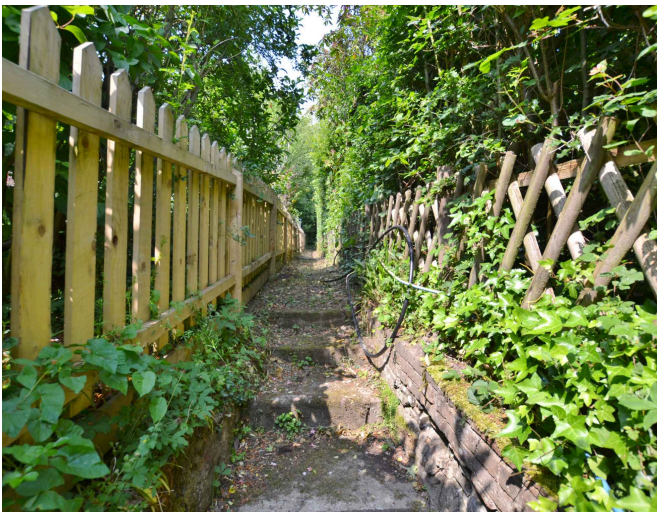
#### NOTE:

There is a pedestrian right of access to the rear of the cottage, to the side and behind the adjoining property, 1 Norwood Cottages.

SERVICES: Mains Water, Gas, Electricity and Drainage.

ENERGY PERFORMANCE: Band G.

COUNCIL TAX BAND: Band D




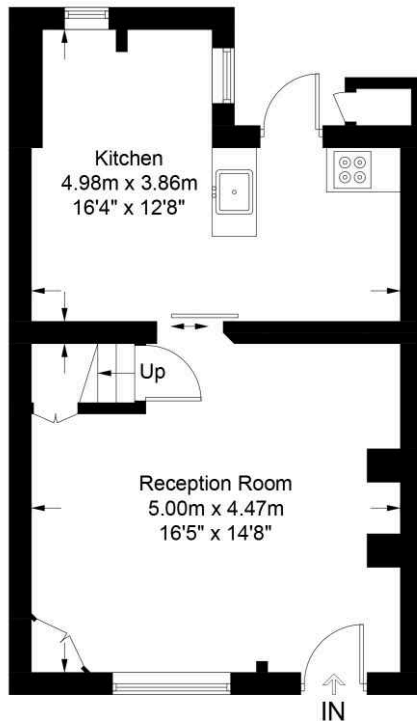


## 2 Norwood Cottages, Lower Street, RH20 1EN

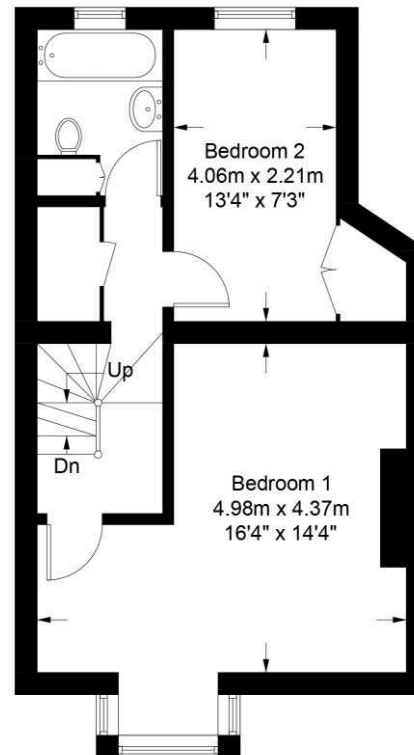
Approximate Gross Internal Area = 117.9 sq m / 1269 sq ft



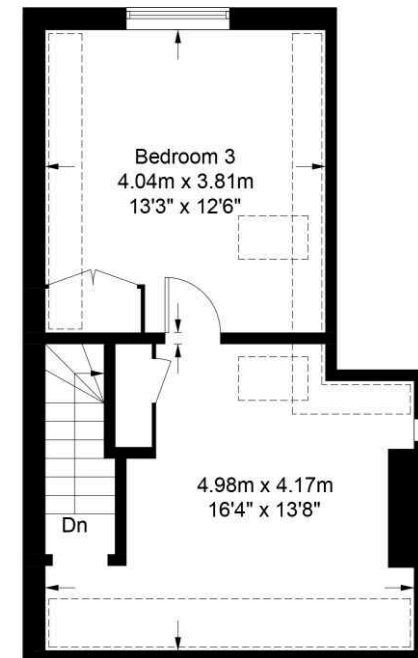
 = Reduced headroom below 1.5m / 5'0



**Ground Floor**



**First Floor**



**Second Floor**

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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