Price Range £315,000 - £330,000

Lower Street, Fittleworth

MARTIN LUNDY-LESTER

Lower Street, Fittleworth, RH20 1EL

Chain free, this beautiful Grade II Listed cottage has been sensitively and comprehensively modernised and refurbished by the current owners. An ideal "lock up and leave" type home in the South Downs National Park village of Fittleworth, recently dubbed "the new Cotswolds".

Believed to date from the 17th Century or earlier, it was carefully and professionally restored using traditional high quality heritage materials, taken back to its original stonework and timber structure, leaving a wealth of period features exposed, including brick, stone and beams. Currently running successfully as a holiday let, this unique one bedroom end of terrace property sits above the road, with wonderful walks literally from the front door.

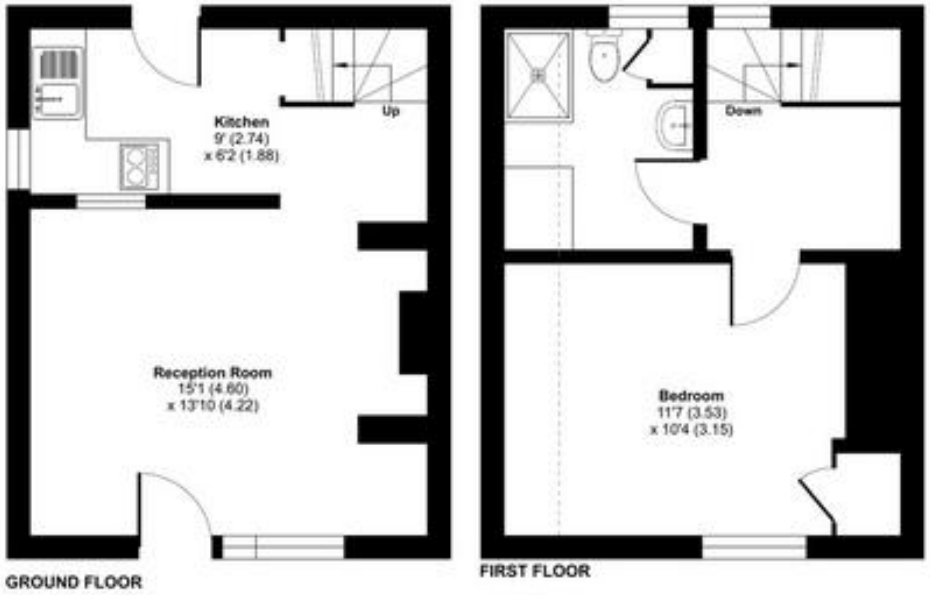
The living room has a cosy woodburner and space for a small table and chairs. It opens onto a compact, well laid out kitchen, with stairs rising to a landing / study area with exposed stonework and space to relax or to work from home. The recently fitted shower room is superbly appointed and looks out over the rear garden areas. The double bedroom has a useful cupboard and views towards greenery outside.

A door leads from the kitchen to an alleyway which runs along the rear of the house and then steep steps head up to a surprisingly large garden beyond. The quirky way that the land belonging to the row of cottages has been divided over the years means that the rear garden may also be accessed from a footpath to the side of the building - you really do need to view this property in order to better understand it! There are areas of lawn, plus raised beds and mature shrub borders, plus an oak pergola and outdoor seating area. There is even an external bath for washing off muddy dogs. The current owners, along with the neighbours have informally "adopted" a parking space along nearby Sandy Lane.

St. Richards Cottages, Lower Street, Fittleworth, RH20

Approximate Area = 493 sq ft / 45.8 sq m
Limited Use Area(s) = 37 sq ft / 3.4 sq m
Total = 530 sq ft / 49.2 sq m
For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1075839

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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.

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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.