



Price Range £475,000 - £500,000

High Trees, Fittleworth

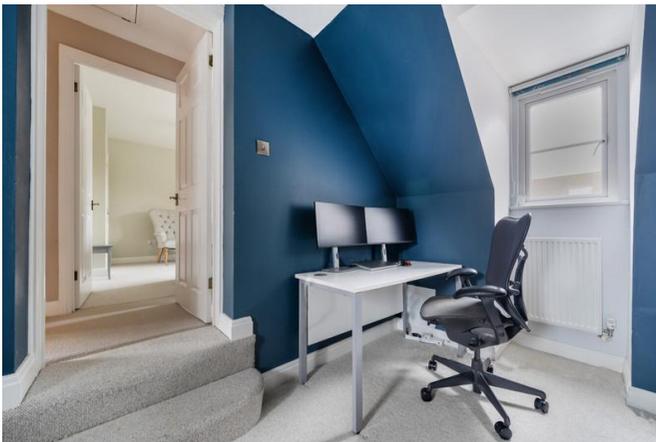
kw **MARTIN LUNDY**
ESTATE AGENTS

High Trees, Fittleworth, RH20 1HH

Tucked away at the end of a private road, this three bedroom house offers flexible living space of more than 1150sq ft, within a lovely South Downs village location. The pre and primary school, recreation ground, children's playpark and the community run shop and cafe are only a few minutes stroll away, with wonderful walks almost from the front door. Commuters will appreciate that nearby Pulborough mainline railway station offers direct routes to London and Gatwick. There are a number of pubs, restaurants, shops and supermarkets within about ten minutes drive, including the recently refurbished "Swan Inn" pub in Fittleworth itself.

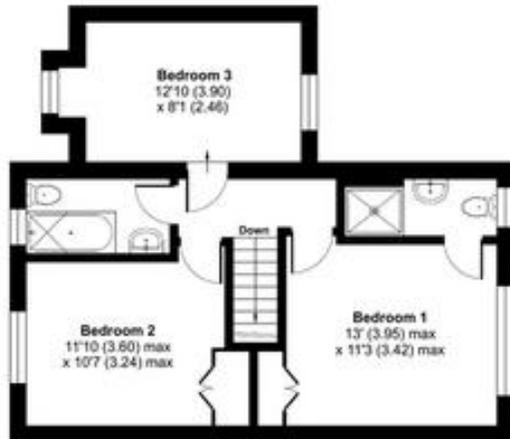
There is driveway parking in front of the integral garage, plus visitor spaces close by. The breakfast kitchen has integrated appliances and cosy underfloor heating. There is a good sized living room with open fire and this opens onto a large conservatory, perfect for entertaining. All three bedrooms are doubles, two of which also have built in wardrobe storage. There's a lovely ensuite to the main bedroom, with a family bathroom serving the other two. The rear garden has a south westerly aspect, with a small lawn plus a patio seating area. A gate gives access to a footpath beyond which leads to a piece of land which the residents collectively own and manage - it's a very sociable place to live.



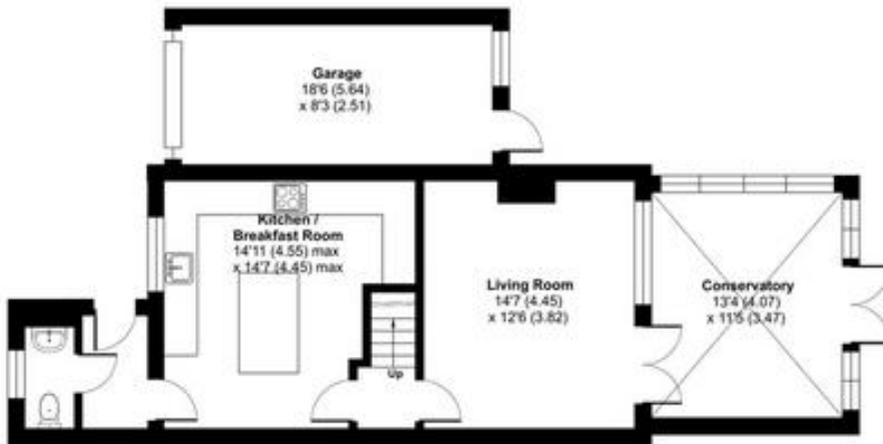


High Trees, Fittleworth, RH20

Approximate Area = 1157 sq ft / 107.4 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1309 sq ft / 121.5 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © infocon 2026. Produced for Lundy-Lester Ltd - REF: 1309618



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	73 C	78 C
55-68	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.