



Price Range £1m - £1.1m

Tyche, Lower Street, Fittleworth

**kw** **MARTIN LUNDY**  
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## Tyche, Lower Street, Fittleworth, RH20 1EJ

Chain free, this stunning family home offers almost 2200sq ft of superbly appointed living space in a secluded, wooded location, tucked away at the end of a private lane behind electric gates. The primary school, play area and community owned shop and cafe are only a few minutes walk away, whilst the recently refurbished Swan Inn pub is just down the road. Older children catch a bus to Ofsted-rated "Outstanding" Midhurst Rother College from a stop nearby. Further local amenities will be found at Petworth and Pulborough, the latter having a mainline station with direct routes to London and Gatwick. The South Downs village of Fittleworth has been dubbed "the new Cotswolds", with a warm and welcoming feel, lots of beautiful walks and well placed for the south coast and beyond.

Believed to have been built in the late 1800s, the property has been sensitively modernised, extended and improved. It features a 29ft high specification kitchen / dining room with NEFF appliances and a cosy woodburner. There's a large utility room, downstairs loo, study and a sociable living room. Upstairs are five bedrooms and three bath or shower rooms. The main bedroom suite opens onto a galleried mezzanine overlooking the kitchen and has a dressing area and access to a large private balcony seating area, perfect for taking morning coffee. The oversized double garage has plenty of space to store a couple of cars, plus bikes, garden equipment, kayaks and so on, with driveway parking for several vehicles.

The gardens wrap around the property, providing space for children to play or for adults to relax with family and friends. There are several seating areas dotted around the plot - great for parties - and lovely views over rooftops. Although the hilly location, with lots of steps, won't be for everyone, the position of this wonderful home lends itself well to modern family life, with space to work from home, peace and quiet when needed and room to entertain when the feeling takes you.

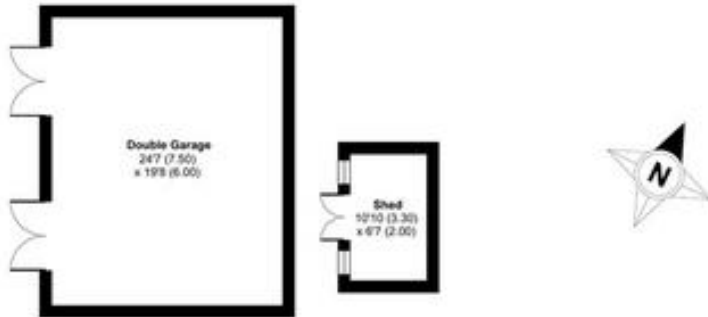




## Tyche, Lower Street, Fittleworth, RH20

Approximate Area = 2173 sq ft / 201.8 sq m  
 Garage = 484 sq ft / 44.9 sq m  
 Outbuilding = 71 sq ft / 6.5 sq m  
 Total = 2728 sq ft / 253.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © 2024. Produced for Lundy-Lester Ltd. REF: 1445822

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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☎ 01798 817257

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy@kwuk.com

### 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.