



£425,000

The Gardens, Fittleworth, West Sussex

**KW**ADVANTAGE  
KELLERWILLIAMS<sup>SM</sup>





## The Gardens, Fittleworth, West Sussex, RH20 1HT

### Key Features:

- > Detached two bedroom bungalow on a corner plot
- > Lovely end of cul-de-sac location
- > Walk to the village shop, cafe and post office counter
- > Garage and driveway to the rear, with steps up to a full Width patio seating area
- > Set in the South Downs village of Fittleworth, only a few Minutes drive from Petworth and Pulborough
- > Wonderful walks almost from the doorstep and well Placed for the kids playground and recreation area
- > Family bathroom plus ensuite shower room



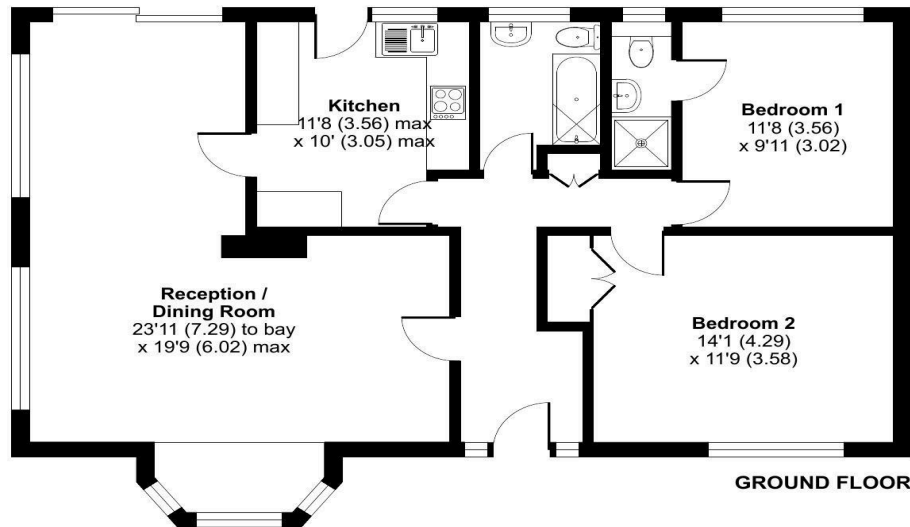
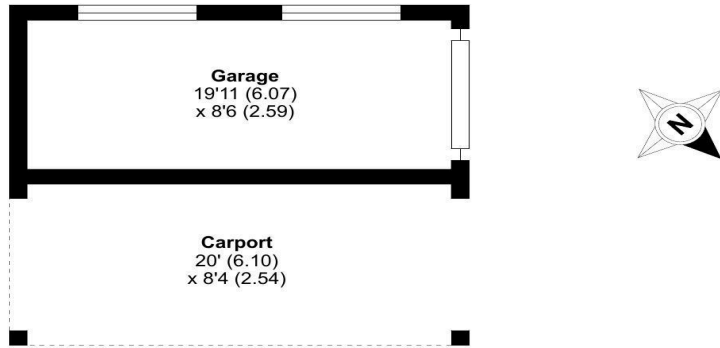






## The Gardens, Pulborough, RH20

Approximate Area = 1000 sq ft / 92.9 sq m (excludes carport)  
 Garage = 169 sq ft / 15.7 sq m  
 Total = 1169 sq ft / 108.6 sq m  
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1052038



## 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 very efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, RH20 2LQ



martin.lundy-lester@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.

