



4 High Trees, Fittleworth

A well presented 3-bedroom semi-detached house, perfect for those seeking a comfortable and contemporary living space.



- ▶ **Sitting room with wood burner and access to garden**
- ▶ **Dual aspect kitchen with dining area**
- ▶ **Main bedroom with fitted wardrobes and en-suite**
- ▶ **Bedroom three with fitted wardrobes**
- ▶ **Study or additional bedroom**
- ▶ **Family bathroom**
- ▶ **Single garage with access to garden and utility area**
- ▶ **Driveway parking for several vehicles**
- ▶ **No forward chain**

Upon entering the property, the ground floor has a spacious sitting room featuring a cosy wood burner and direct access to the garden, allowing for a seamless indoor-outdoor lifestyle. The kitchen, boasting a dual aspect, offers ample natural light and is complemented by a dining area, providing an ideal space for entertaining guests or enjoying family meals.

Convenience is key with the inclusion of a ground floor cloakroom, ensuring practicality on a daily basis. Ascend to the upper level to discover a generously proportioned main bedroom complete with fitted wardrobes and an en-suite shower room. Bedroom two also benefits from fitted wardrobes, while the third room offers versatility as a double bedroom or study area. A modern family bathroom is also present, providing amenities for all residents.

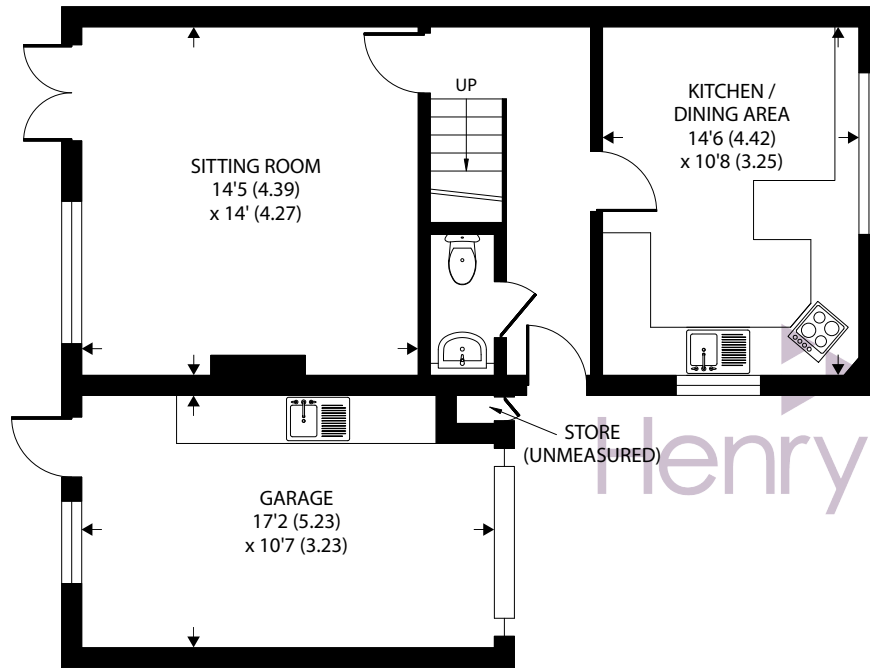
This property offers more than just living spaces, with the addition of a single garage providing both storage and utility space. Furthermore, the property features driveway parking for several vehicles, making it convenient for those with multiple cars or guests. The garden of the property is low maintenance and a delightful summer house with power and light so you can enjoy the fruits of your labour.

Situated in an enviable location, this house presents an exceptional opportunity to acquire a stylish and well-appointed family home. Enquire now to secure a viewing and fully appreciate the features offered by this property.

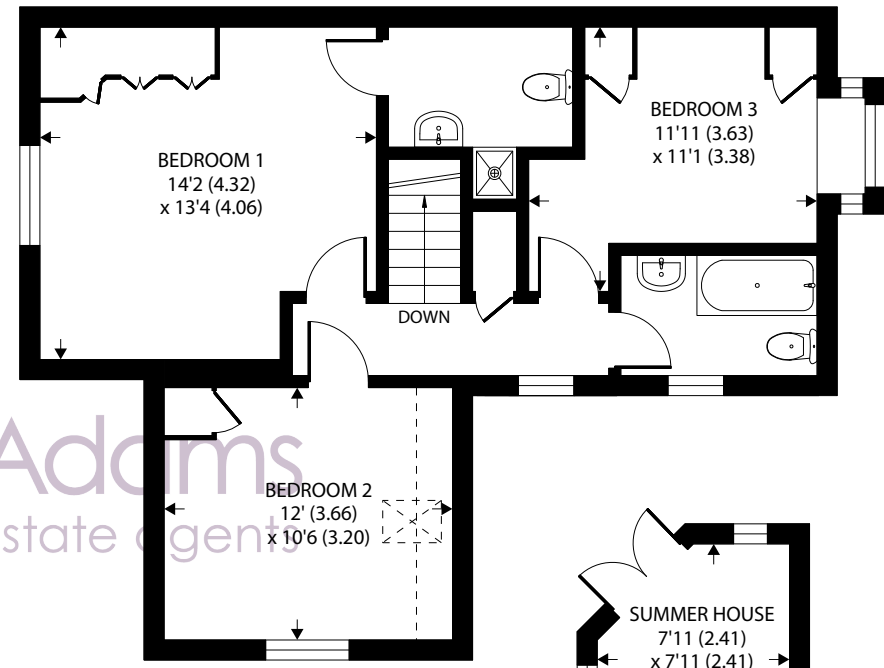




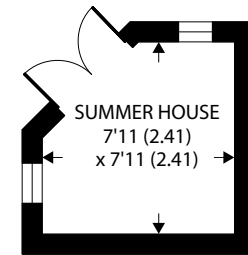
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



OUTBUILDING

Approximate Area = 1058 sq ft / 98.3 sq m (excludes store)

Limited Use Area(s) = 5 sq ft / 0.5 sq m

Garage = 175 sq ft / 16.3 sq m

Outbuilding = 56 sq ft / 5.2 sq m

Total = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

In the village of Fittleworth there is a local community village shop, cafe and Post Office, The Swan Inn (currently being refurbished), a village hall which holds many activities and a primary school. There are beautiful walks on your doorstep in the South Downs National Park. Fittleworth is an attractive period village that lies equidistant between the historic and attractive town of Petworth and Pulborough which offers a main line railway station on the London Victoria line, supermarkets and a range of other facilities. More extensive shopping, banking and leisure facilities can be found in the Cathedral City of Chichester which is only 16 miles to the south, whilst Haslemere station on the Waterloo line is approximately 14 miles distant.

