



£649,950

Birch Court, Fittleworth, West Sussex

kw **MARTIN**
LUNDY-LESTER



Birch Court, Fittleworth, West Sussex, RH20 1JD

Tucked away at the end of a private cul-de-sac, this stunning property was built in 2018 to exacting standards for the current owners and features numerous upgrades throughout. The high specification accommodation is set over two floors, providing more than 1600 sq. ft of bright and airy living space, plus an integral garage with a remote control roller door and two allocated parking spaces.

The welcoming entrance hallway leads to a 26ft kitchen/dining/family room, with French doors onto a full width patio. There are integrated appliances by AEG and Bosch, plus USB charging points. The living room has a cosy wood burner and also opens onto the patio seating area, with a hardwired patio heater above and ample space for alfresco entertaining. The study/playroom would make a great space to work from home. Upstairs are four bedrooms, three of which are doubles and all with built in storage. The principle bedroom has a smart ensuite and the family bathroom is a lovely place to relax in at the end of the day.

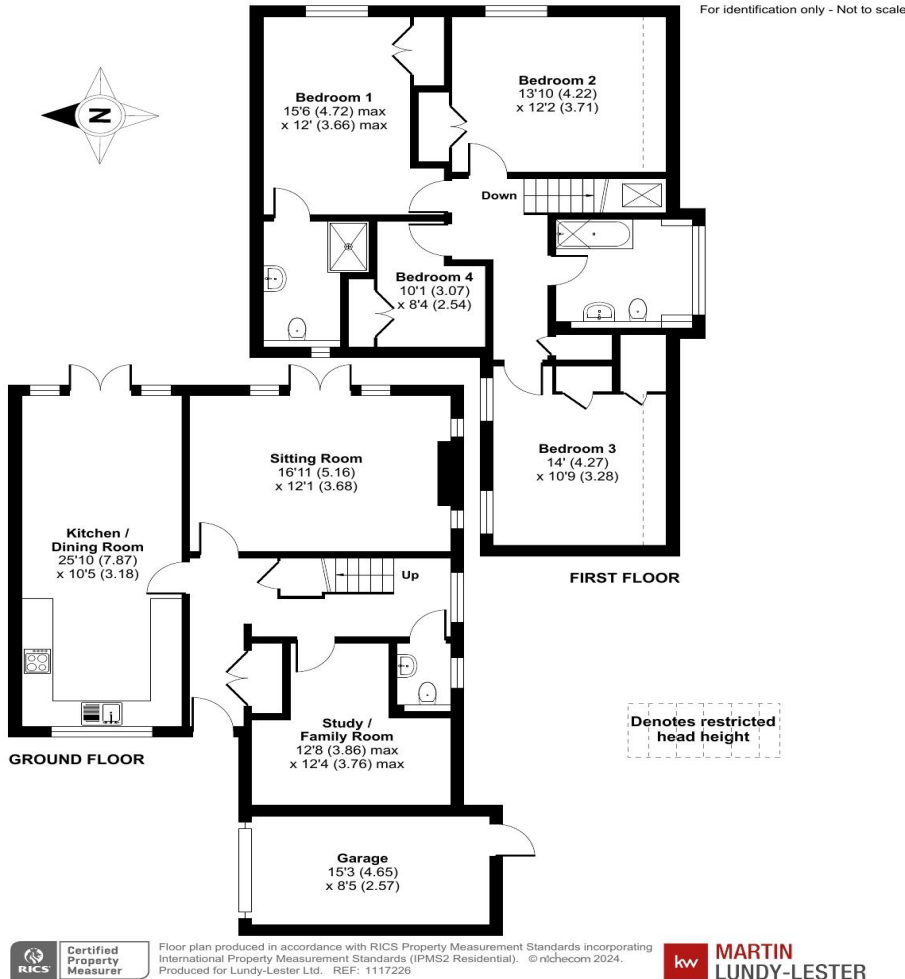


The wraparound garden has a southerly aspect and a greenery view. Residents of the nine houses in the development enjoy the use of a private woodland, accessed across a wooden bridge. Sitting in the South Downs National Park, wonderful walks are available almost from the doorstep, with the shop, cafe, children's play park and primary school only a moment's stroll away.



School Close, Fittleworth, Pulborough, RH20

Approximate Area = 1614 sq ft / 149.9 sq m
 Garage = 130 sq ft / 12.1 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Total = 1783 sq ft / 165.6 sq m
 For identification only - Not to scale



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			
(92-100) A			91
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.