



Price Range £215,000 - £225,000

Greatpin Croft, Fittleworth, West Sussex





## Greatpin Croft, Fittleworth, West Sussex, RH20 1HZ

Situated in the South Downs village of Fittleworth, this two bedroom ground floor flat has been updated in recent years to include a modern kitchen and bathroom, plus double glazing and a gas fired central heating system making it really economical to run. There is an annual £10 ground rent and the service charge, although varying year by year is typically lower than you'd normally find for an apartment in the area. The energy performance rating is pleasingly high and the council tax band is very low.

The living/dining room feels light and airy, with a large window overlooking the communal front garden and plenty of onroad parking. The kitchen looks out onto the private rear garden with space for children to play or adults to relax with family and friends. A brick built store provides useful space for garden furniture, tools etc. Bedroom one features a full width wardrobe and cupboard storage and the second bedroom is also a really good size.

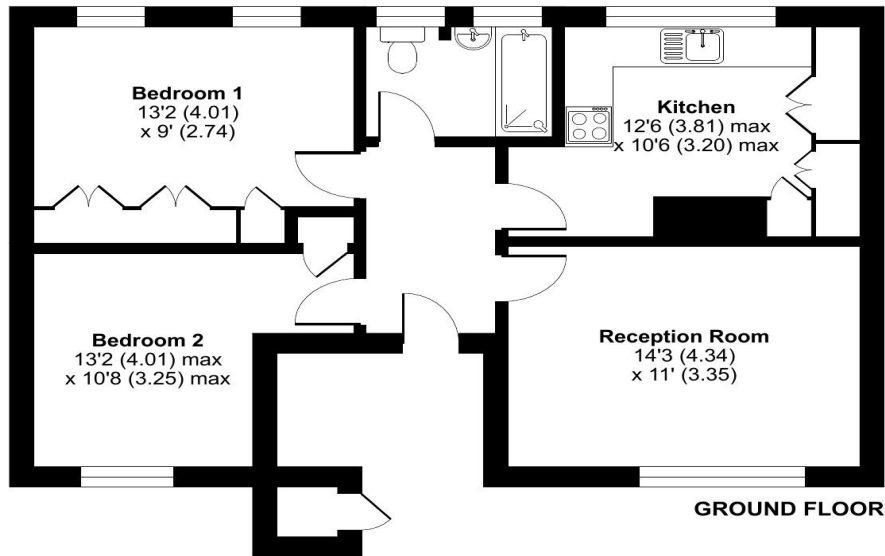
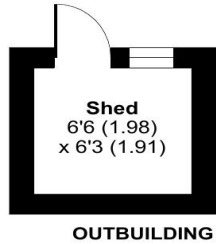


The community owned and run shop and cafe is only a few minutes walk, as is the primary school and playpark /recreation ground. Life here is very relaxing, with wonderful walks close by. The neighbouring village of Pulborough is a five minute drive and offers a mainline station with direct routes to London and Gatwick, plus a selection of shops, supermarkets and other local amenities. The bustling historic market town of Petworth is less than four miles away, with 750 acres of parkland free to explore at Petworth Park.



## Greatpin Croft, Fittleworth, Pulborough, RH20

Approximate Area = 678 sq ft / 63 sq m  
 Outbuilding(s) = 47 sq ft / 4.3 sq m  
 Total = 725 sq ft / 67.3 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). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1117874



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	<b>76</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	



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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.