



£899,950  
Tripp Hill, Fittleworth, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**



## Tripp Hill, Fittleworth, West Sussex, RH20 1ER

Set over three floors, this handsome Edwardian property offers flexible, family-friendly accommodation on the edge of the South Downs village of Fittleworth. There are character features throughout, including open fires, high ceilings with period cornices and beautiful sash windows.

Entered through electric gates, the property sits back from the road behind high hedging and mature trees. The driveway has parking for several cars and there is a detached garage. The lounge features a lovely bay window to the front and there is a play room / snug overlooking the rear, in addition to a conservatory / oversized boot room to the side. The stylish breakfast kitchen has space for a table and chairs and opens onto a fabulous and very sociable L-shaped garden room with cloakroom and utility room off. On the first floor are three bedrooms - all doubles - plus a family bathroom and a separate shower room. Head on upwards and the top floor provides a further two bedrooms and a very useful store room. All the bedrooms have wonderful green views.

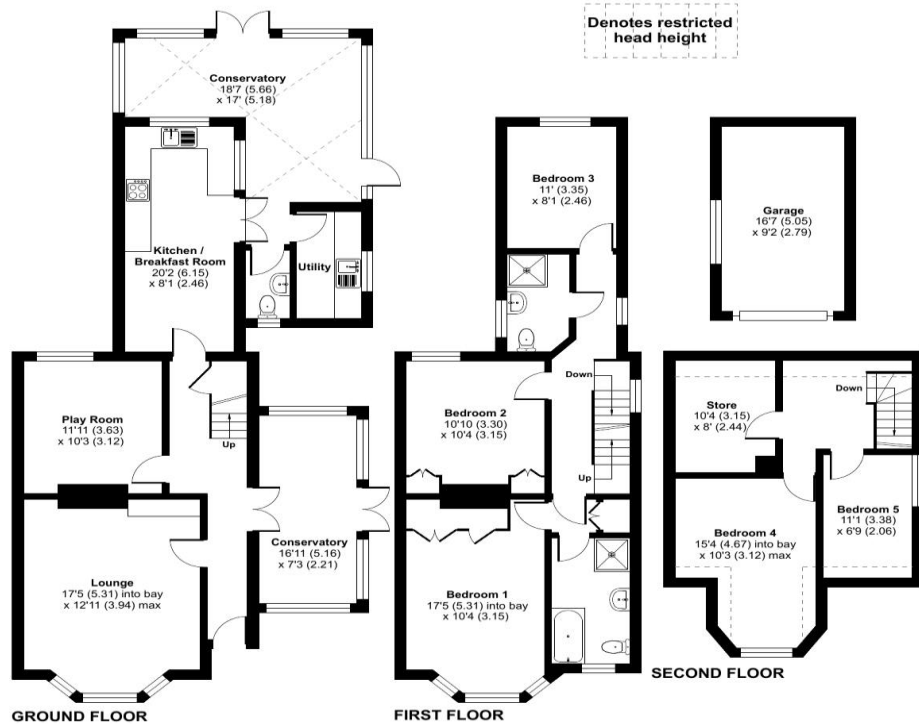


The large, mature rear garden backs onto farmland owned by the Barlavington Estate and provides plenty of space for children to play or for adults to relax with family and friends. Wonderful walks will be found straight from the front door, with the ( soon to be reopened ) Swan Inn only a few minutes stroll. The community run shop and cafe is about a mile away, as is the primary school. The bustling village of Pulborough is less than ten minutes by car and has a mainline railway station with direct routes to London and Gatwick, plus a couple of supermarkets and a range of shops, pubs and restaurants. Nearby Petworth offers further local amenities as well as 750 acres of parkland to explore within the grounds of Petworth House.



## Rotherside, Tripp Hill, Fittleworth, RH20

Approximate Area = 2078 sq ft / 193 sq m  
 Limited Use Area(s) = 49 sq ft / 4.5 sq m  
 Garage = 153 sq ft / 14.2 sq m  
 Total = 2280 sq ft / 211.7 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: 1194002



## 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>35</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.