



12, High Trees | Fittleworth | West Sussex | RH20 1HH

 **FOWLERS**
ESTATE AGENTS



12, High Trees

Fittleworth | West Sussex | RH20 1HH

£495,000

A three bedroomed family house situated at the very end of this private road in a tucked away location having a wonderful backdrop over neighbouring woodland and backing directly onto a small Copse that is owned by the residents of this Close. From the house there are very pleasant walks that form part of the well known 'Serpents Trail'. These pleasant walks lead to the village centre with its independently run store, local school and public house. The property has a good sized hall and cloakroom and at the rear of the house a living room running the full width of the property with a working fireplace and double opening doors leading to the wonderful conservatory which gives access to the garden. The kitchen/dining room is extensively fitted with numerous integrated appliances. On the first floor the landing leads to three good sized bedrooms with the main bedroom having an en-suite. There is also a family bathroom. To the outside, a long private drive is directly to the front of the property giving parking for approximately three vehicles and there is a car charging point and integral garage. The garden has a very secluded outlook backing onto neighbouring woodland.



Entrance

Front door with double glazed and leaded light insert, leading to:

Hall

Tiled floor, radiator, staircase to first floor.

Cloakroom

White suite comprising: w.c., wash hand basin in vanity unit with storage below and mixer tap, tiled floor, radiator, double glazed window, extractor fan.



Living Room

Running the full width of the property with a centrepiece fireplace with raised hearth and open grate, radiator, double glazed window, double glazed double opening doors leading to:

Conservatory

Of brick and uPVC construction with double glazed windows, power and light, double glazed double opening doors leading to garden.

Kitchen/Dining Room

Double aspect room with an extensively fitted kitchen that also incorporates a seating bench and table to one corner, making an ideal dining/breakfast area. The kitchen comprises: worksurface with inset sink unit with mixer tap having base cupboards under, integrated dishwasher and washing machine, further matching worksurface with inset four ring ceramic hob and



integrated oven under with base cupboard and drawer to side, further worksurface with base cupboards and drawers beneath, tall fridge/freezer with pull-out larder unit to either side, eye-level cupboards, extractor hood over hob, concealed gas fired boiler, double glazed windows, spot lights, understairs cupboard.

Landing

Access to roof space, radiator, door to:

Bedroom One

Aspect to rear with outlook over neighbouring woodland. Built-in bedroom furniture comprising: wardrobes and overhead storage, double glazed window, radiator, door to:

En-suite

Comprising: tiled shower cubicle with mixer shower, circular bowl free-standing wash basin with mixer tap to side and storage under, w.c., chrome heated towel rail, tiled floor, shaver point, double glazed window, extractor fan.

Bedroom Two

Double wardrobe, radiator, double glazed window, aspect to front.

Bedroom Three

Double aspect to front and rear, twin fitted wardrobes, radiator, additional electric heater, access to roof space,

double glazed windows.

Bathroom

Fully tiled walls with a travertine style tiling and a white suite comprising: panelled bath with over-bath mixer tap and shower attachment and fitted shower screen, pedestal wash hand basin with mixer tap and mirror over, w.c., matching tiled floor, chrome heated towel rail, double glazed window, extractor fan.

Outside

To the front of the property is a private drive providing off the road parking for two to three vehicles. There is a car charging point.

Integral Garage

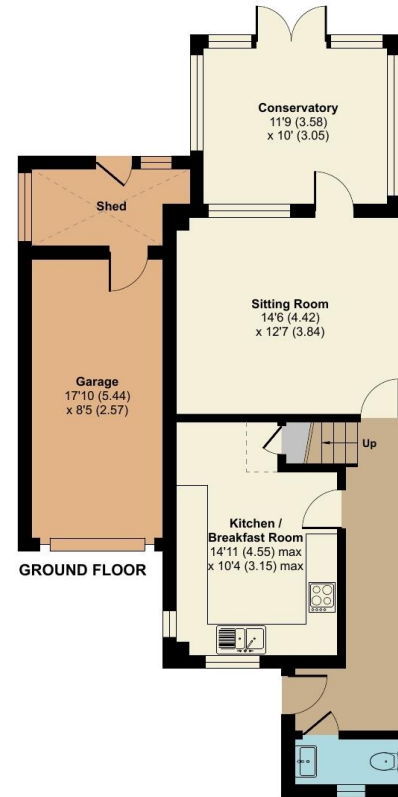
Up and over door, power and light, double glazed window, door at the rear leading to:

Potting Shed

Predominantly timber construction with a corex roof making an ideal space for storage of garden equipment.

Rear Garden

Consisting of a paved patio with gate leading to large decked area with a particularly secluded outlook over neighbouring woodland but backing directly onto a small Copsed area that is owned by the residents of this Close. There is a secure gate giving side access and this leads to very pleasant walks and eventually the centre of the village.



High Trees, Fittleworth, Pulborough, RH20

Approximate Area = 1145 sq ft / 106 sq m (excludes shed)

Limited Use Area(s) = 16 sq ft / 1.5 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1339 sq ft / 124.4 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1327896

EPC RATING= C
COUNCIL TAX= F

PRIVATE ESTATE CHARGE= Approx £300.00 a year.



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Managing Director:
Marcel Hoad



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