

**OVER 60?**

Secure this property  
for up to **59% less!**



**Price**

**£425,000**

**Freehold**

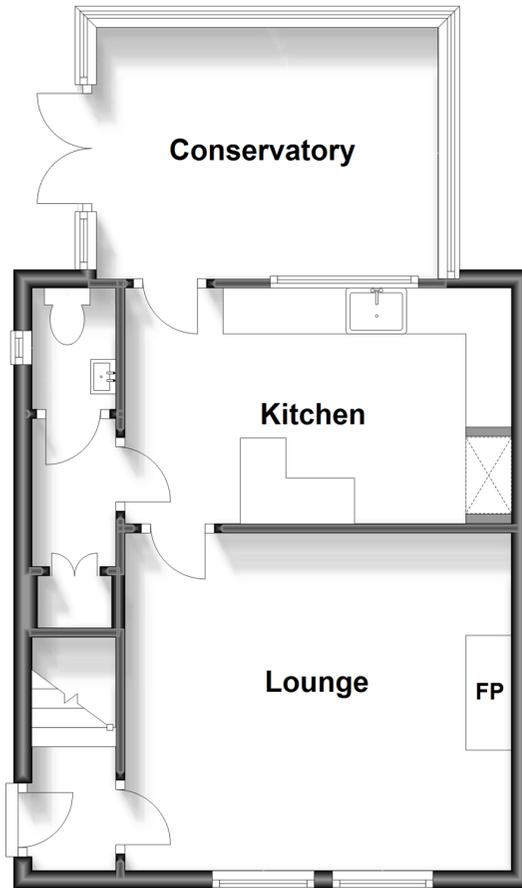
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Little Pin Croft, Upper Street, Fittleworth,  
Pulborough, West Sussex, RH20

**cubitt & west**  
Helping you move forwards

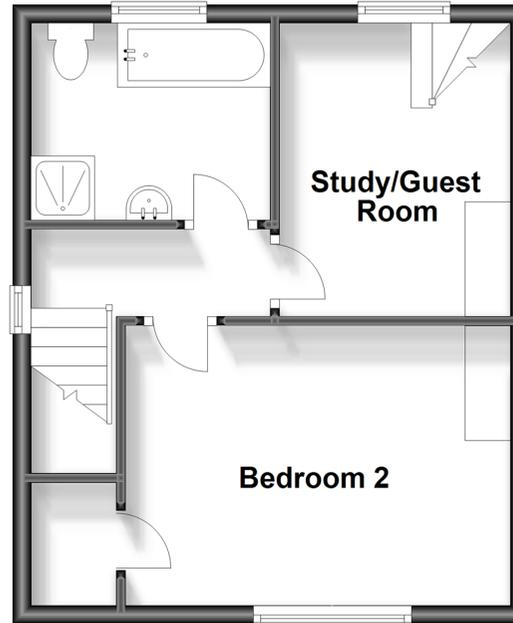
## Ground Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



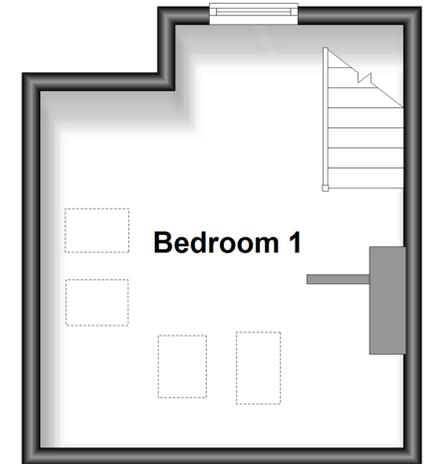
## First Floor

Approx. 33.5 sq. metres (360.1 sq. feet)



## Second Floor

Approx. 17.4 sq. metres (186.8 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 13'11 maximum x 11'9 (4.24m x 3.58m)

Kitchen: 14'2 maximum x 8'5 (4.32m x 2.57m)

Conservatory: 12'9 x 9'0 (3.89m x 2.75m)

Cloakroom

### FIRST FLOOR

Landing

Family Bathroom

Bedroom 2: 14'2 maximum x 10'0 (4.32m x 3.05m)

Study/Guest Room: 10'6 x 7'2 (3.20m x 2.19m)

### SECOND FLOOR

Bedroom 1: 15'1 maximum x 11'10 (4.60m x 3.61m)

### OUTSIDE

Rear Garden

Front Garden

Off Road Parking



## Main features

- Absolutely beautiful countryside views from the front bedrooms, shown on the back page
- Private and very pretty cottage style rear garden
- Walking distance to the village stores with cafe, recreation ground and primary school
- Wonderful local walks from your doorstep



### Nearest Schools

Primary School: Fittleworth CofE Village School

Secondary Schools: Midhurst Rother College 9.5 miles,  
The Weald Billingshurst 7.9 miles



### Transport Information

Train Station: Pulborough 2.1 miles



### Address

Little Pin Croft, Upper Street, Fittleworth, Pulborough,  
West Sussex, RH20



### Directions

For directions to this property please contact us.



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Call Pulborough Branch 01798 875151 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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