



**Price**

**£657,500**

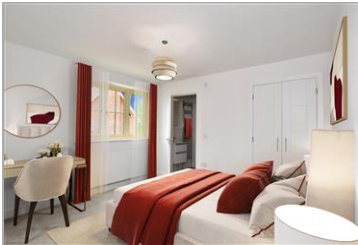
**Freehold**

3x  3x  1x 

Hawkins Field, Limbourne Lane,  
Fittleworth, Pulborough, West Sussex,  
RH20

**cubitt&west**  
Helping you move forwards





## Main features

- Stunning 3 bedroom semi-detached new home
- Contemporary Symphony kitchen
- Quality integrated AEG and Zanussi appliances
- White bathroom suites with Porcelanosa tiling
- Turfed rear garden

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Utility Room  
 Living Room: 18'6 x 10'5 (5.64m x 3.18m)  
 Kitchen/Dining Room: 18'6 x 11'5 (5.64m x 3.48m)

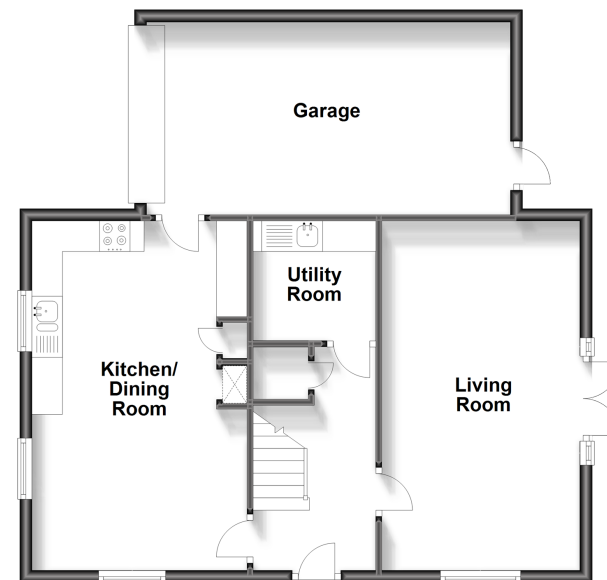
### FIRST FLOOR

Landing  
 Bathroom  
 Bedroom 1: 14'8 x 10'5 up to fitted wardrobes (4.47m x 3.18m)  
 En-Suite Shower Room  
 Bedroom 2: 12'8 up to fitted wardrobes x 11'5 (3.86m x 3.48m)  
 En-Suite Shower Room  
 Bedroom 3: 10'5 x 9'8 (3.18m x 2.95m)

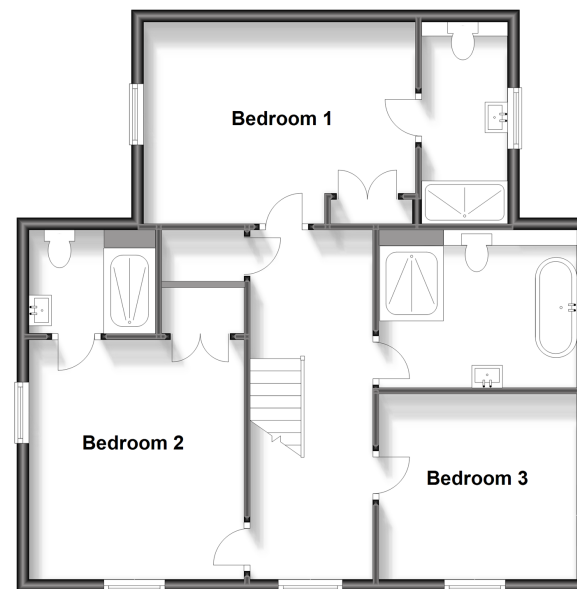
### OUTSIDE

Driveway  
 Garage: 19'7 x 10'5 (5.97m x 3.18m)  
 Front Garden  
 Rear Garden

**Ground Floor**  
 Approx. 70.8 sq. metres (761.9 sq. feet)



**First Floor**  
 Approx. 71.7 sq. metres (771.3 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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



21405724/20240205/CT/ML