



**Price**

**£995,000**

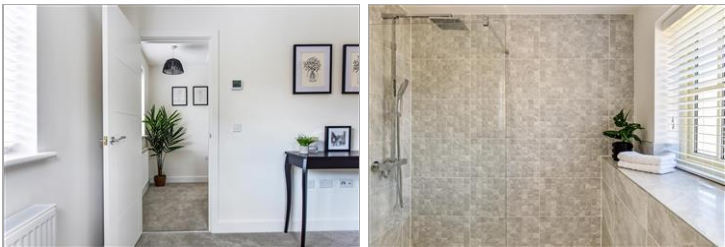
**Freehold**

4x  3x  2x 

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

**cubitt&west**  
Helping you move forwards





## Main features

- **Stunning 4 bedroom detached chalet style new home**
- **Contemporary Symphony kitchen**
- **Quality integrated AEG and Zanussi appliances**
- **White bathroom suites with Porcelanosa tiling and Daikin electric under floor heating**
- **Turfed rear garden**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Study: 10'5 x 7'9 (3.18m x 2.36m)  
 Cloakroom  
 Kitchen/Dining Room: 27'2 x 13'4 (8.29m x 4.07m)  
 Utility Room  
 Living Room: 15'6 x 11'7 (4.73m x 3.53m)

### FIRST FLOOR

Landing  
 Bathroom  
 Bedroom 1: 13'5 up to fitted wardrobes x 11'3 (4.09m x 3.43m)  
 En-Suite Shower Room  
 Bedroom 2: 10'9 up to fitted wardrobes x 10'9 (3.28m x 3.28m)  
 En-Suite Shower Room  
 Bedroom 3: 11'8 x 9'5 up to fitted wardrobes (3.56m x 2.87m)  
 Bedroom 4: 11'8 x 9'5 up to fitted wardrobes (3.56m x 2.87m)

### OUTSIDE

Driveway  
 Garage: 19'6 x 10'7 (5.95m x 3.23m)  
 Front And Rear Garden



**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



21405730/20240205/CT/MK