



HILLVIEW



**HILLVIEW**  
The Street  
Sutton  
West Sussex RH20 1PS

Guide price : £495,000 - Freehold

Sitting room • Dining room • Kitchen  
Two double bedrooms • Bathroom  
Long west facing garden  
Central village location  
Short walk to the village pub  
Within the South Downs National Park  
No ongoing chain

**DESCRIPTION**

Hillview is an attractive, Victorian, semi-detached cottage, being offered for sale for the first time in over 40 years and situated in the very popular Downland village of Sutton. The cottage has an attractive front elevation of painted rendering under a slate tiled roof. Whilst in need of some updating, the property appears to have been well maintained by the current owner (including the installation of double glazing) and has spacious accommodation, with good ceiling heights and large windows.

From The Street, steps lead up through the front garden to the front door. This opens into the sitting room, with a chimney that is not currently in use, and which has a cupboard to one side and bookshelves. A door opens into the dining room, which has a fireplace incorporating a wood burning stove, with an airing cupboard, incorporating the hot water tank, to one side. There is also an under stairs cupboard and a glazed door to the rear garden. Beyond the dining room a step leads to the kitchen, which is fitted with a range of pine units. A staircase rises to the first floor, with a landing and gives access to the main bedroom, with a fitted wardrobe, and then to the 2nd bedroom and bathroom.





Accessed from the dining room is the rear terrace, with steps leading up to the long west facing garden, which includes areas of lawn, various mature shrubs and plants and a greenhouse at the end.

### LOCATION AND AMENITIES

Hillview is situated in the heart of the very popular village of Sutton, an unspoilt and popular Downland village within the South Downs National Park. The village has the medieval Church of St John the Baptist, the White Horse Inn, a Village Hall and Bowling Green. It is a particularly tranquil part of West Sussex yet accessible to Petworth, Arundel and Chichester. Petworth, a busy old market town, is approximately 4.5 miles to the north-west and Pulborough, with its mainline railway station about 6 miles to the north-east. The popular city of Chichester with its excellent range of shops and Festival Theatre is about 12 miles to the south-west. The famous Goodwood estate with its horseracing, motor racing and golf is within about 8 miles. There is also polo at Cowdray, further golf at Midhurst and Pulborough and sailing and other water sports at Chichester. The local area gives access to some beautiful walking opportunities and the historic Roman Villa site of Bignor is under a mile away.

EPC rating E (39)

### SERVICES

Mains electricity and water. Electric heating. Private drainage shared with the adjoining property.

### DIRECTIONS

From Petworth take the A285 towards Chichester, after about 1.5 miles, just after Chandlers Builders Merchants on your right, turn left, signposted Sutton, Bignor and Coates. Continue on this road past Burton Pond to the crossroads and turn right to Sutton. Once in the village drive past the church and continue on. Eventually you will see Hillview on the right-hand side, just before the red telephone box on the left.

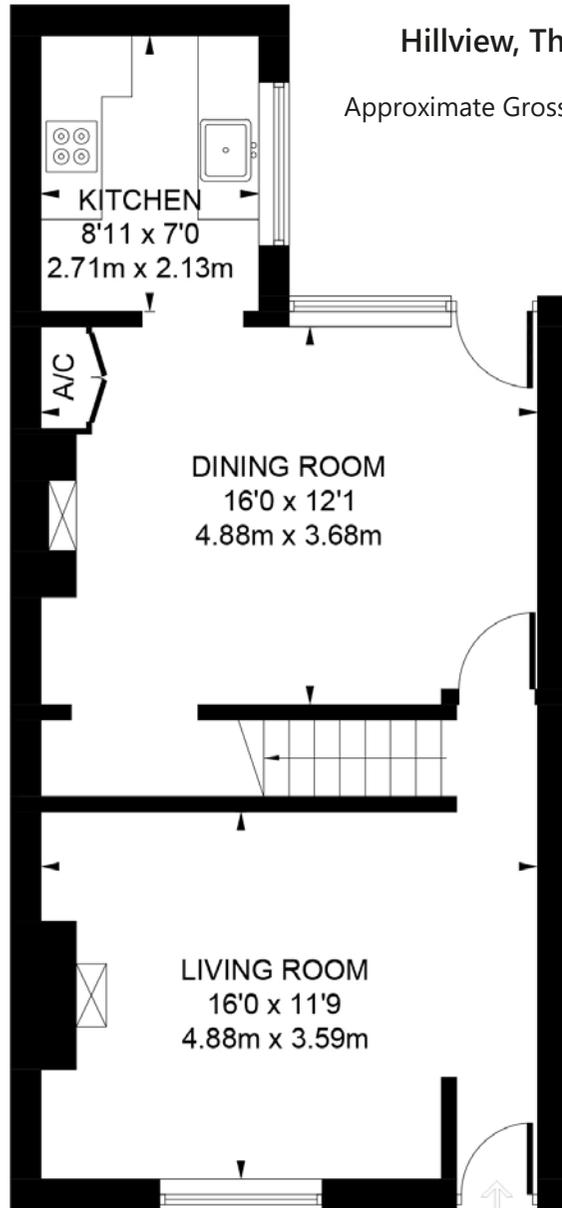
### VIEWING

Strictly by appointment with the sole agent  
**RH & RW Clutton 01798 344554**

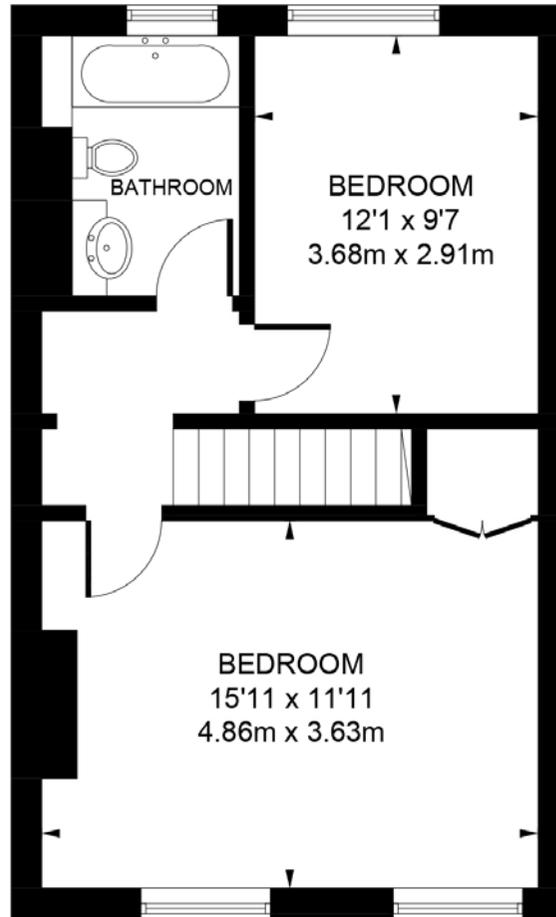


# Hillview, The Street, Sutton RH20 1PS

Approximate Gross Internal Area = 949 sq ft / 88.2 sq m



**GROUND FLOOR**



**FIRST FLOOR**



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