



62 John Ireland Way

Washington | West Sussex | RH20 4EP

A beautifully presented terrace home located on the popular Millford Grange development, constructed by David Wilson Homes circa 2015 and having access to Sandgate Park. Accommodation comprises: two double bedrooms with master bedroom and en-suite, sitting room, kitchen/breakfast room, ground floor cloakroom and a family bathroom. Outside, there is a garage and well kept gardens with a good degree of privacy.

Entrance Panelled front door to:

Entrance Hall Oak style flooring, radiator.

Ground Floor Cloakroom Low level flush w.c., wash hand basin, radiator.

Sitting Room 18' 2 into bay" x 12' 4 maximum" (5.54m x 3.76m) uPVC double glazed bay window, two radiators, oak style flooring.

Kitchen/Dining Room 15' 6 maximum" x 10' 9 maximum" (4.72m x 3.28m) Range of wall and base units with working surfaces, inset single drainer sink unit with mixer tap, fan assisted electric oven and grill with four ring gas hob and extractor over, further range of eye-level cupboards, space and plumbing for washing machine and dishwasher, recessed area suitable for housing fridge/freezer, oak style flooring, radiator, uPVC French doors leading to terrace and garden.

Stairs to:

First Floor Landing Access to loft space.

Bedroom One 10' 9 maximum" x 10' 4 maximum" (3.28m x 3.15m) uPVC double glazed windows, radiator, large walk-in storage cupboard, door to:

En-Suite Shower Room Walk-in double shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, part tiled walls.

Bedroom Two 15' 6 maximum" x 9' 5 maximum" (4.72m x 2.87m) uPVC double glazed windows, radiator, linen cupboard housing hot water boiler.

Family Bathroom Panelled bath with fitted shower attachment, low level flush w.c., pedestal wash hand basin with extractor over, part tiled walls, heated chrome towel, laminate wood style flooring.

Outside

Front Garden Attractive garden with flower and shrub borders.

Rear Garden Paved terraced area, lawned area with attractive flower and shrub borders, screened by fence panelling offering a high degree of privacy.

Garage 20' 5" x 10' 5" (6.22m x 3.18m) The garage has power and light, off-road parking in front, and is right next to the garden gate.

What the owner says:

"I bought the house from new and have lived here for seven years. Millford Grange is a small friendly self-contained development of just 78 houses. It's quiet here, there's no through traffic, and every house has plenty of parking space so there are rarely cars parked in the road. The development is right next to National Trust land, so there are woodland walks a minute from the front door. It's also very close to the South Downs, just a few minutes' drive or a good walk away. There's a bus stop just outside the development and it's 10 minutes or so into Storrington, with two buses an hour.

The house design is unusually well thought out for a two-bedroom new-build property, with a spacious kitchen-diner, two proper double bedrooms, and the stairs go up from a small separate lobby in the centre of the house, rather than from the living room as is often the case. I appreciate having an ensuite as well as the main bathroom, handy when having family or friends to stay.

The garage has power and light, off-road parking in front, and is right next to the garden gate. There's plenty of room for garden furniture, mower etc., as well as the car.

My only reason for moving is to be closer to family."

EPC Rating: Band B.



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Approximate Area = 1196 sq ft / 111.3 sq m (includes garage)
For identification only - Not for scale



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