



Meiros Way, Pulborough, West Sussex



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£800,000 (Guide Price)



HAYLEY
GEORGIU
Property

Leave the hustle and bustle behind and enjoy village life in this spacious and private family home in the village of Ashington.

Situated in the highly sought-after Meiros Way, this 5-bedroom, 3 bathroom home enjoys a tucked away position but is only a few minutes' walking distance to the village amenities, including Ashington C of E School and the stunning Red Lion pub.

Step Inside

The house is beautifully finished, warm and inviting, with generously proportioned rooms throughout. In the triple aspect lounge you'll find oak flooring underfoot and a high-quality Stuv wood burner that rotates to provide warmth for the whole room, plus French doors leading to the decked patio.

The large kitchen provides ample space for a breakfast table, with integrated Smeg and AEG appliances and plenty of room to store your kitchen essentials. The adjoining separate dining room is large enough to host those family Christmas dinners, and leads out onto the patio.

A handy separate utility room, a study for those who work from home, and a WC completes the downstairs.

Room for everyone

Upstairs, a very large dual aspect principal bedroom contains a dressing area with abundant storage and an ensuite bathroom with shower and separate bath.

There is a further king-sized ensuite room, 3 large double bedrooms and a family bathroom.

The driveway provides parking for 2-3 vehicles and is laid with tarmac and Rainbow Indian Sandstone which wraps around the house. There is a double garage and electric vehicle charging point.

The house has previously had planning permission granted for a loft extension so may suit a large or multi-generational family looking to grow into the space further.





Entertaining haven

To the outside there is a large and sociable garden with decked patio and sunny seating area, summer house and a home gym, previously used for a hot tub and still benefitting from plumbing and electrics. Chinese Palms and Tasmanian Ferns give extra character to this neat and well-kept garden space.

On your doorstep

Ashington is a charming and picturesque village located in the heart of West Sussex, just north of the South Downs. The village is surrounded by beautiful countryside, with rolling hills and lush greenery, making it an ideal place for those looking for a relaxed and slow-paced lifestyle.

Ashington is well-connected, with excellent transport links to nearby towns and cities. The A24 and A283 are both easily accessible, providing quick and easy access to Horsham, Guildford, Worthing, and Brighton. The nearby train station at Pulborough provides direct links to London Victoria in 1 hour 20 minutes.

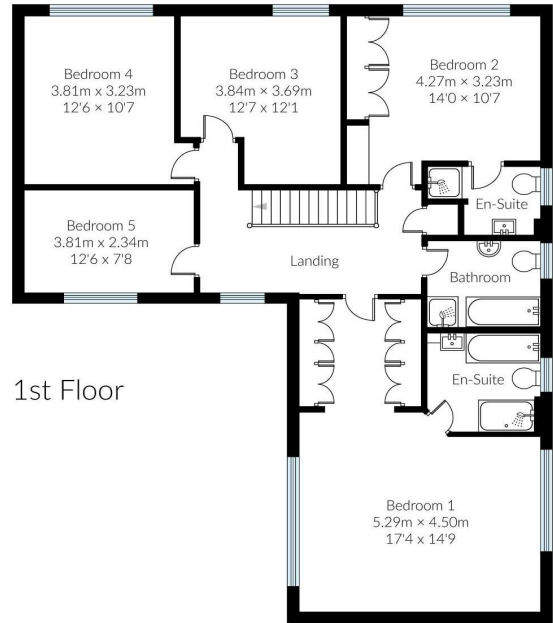
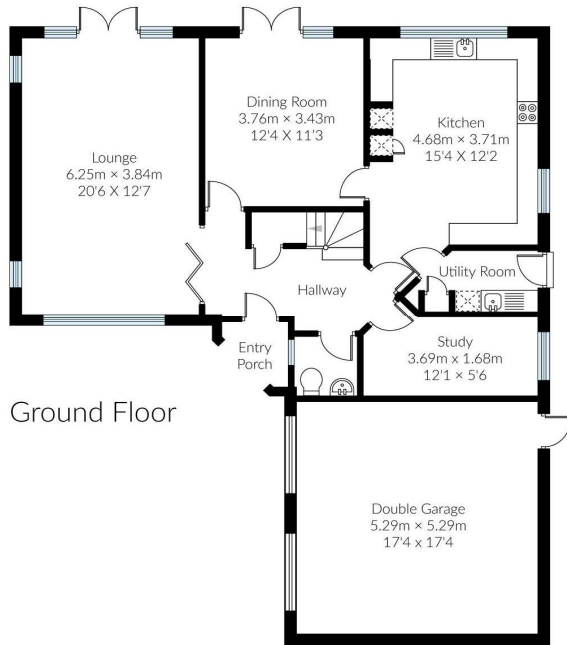




Meiros Way - Ashington

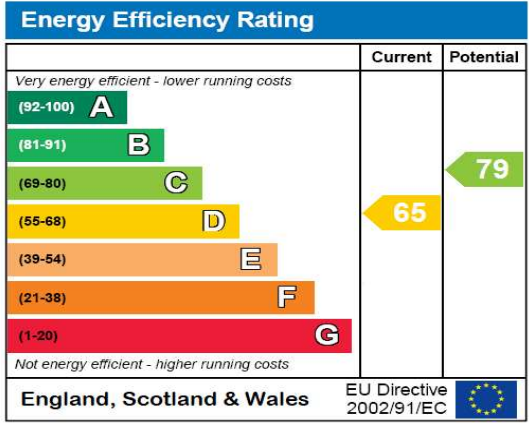


Approximate Floor Area
 Ground Floor: 110.9sq m / 1193.6sq ft
 1st Floor: 109.4sq m / 1177.1sq ft
 Total: 220.3sq m / 2370.7sq ft



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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