



10 Warminghurst Close | Ashington | West Sussex | RH20 3QD







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£450,000

A spacious extended semi detached four bedroom family home with accommodation extending to 1400 sqft, occupying this generous sized plot set within Ashington village. Internally, the property is well presented with accommodation comprising: ground floor cloakroom, sitting room with French doors leading to patio and rear garden, open plan newly fitted kitchen with integrated appliances, dining area with bi-folding doors, utility room and family room. Upstairs there are four good sized bedrooms with newly fitted en-suite and dressing room to the main bedroom and a family bathroom. Outside, there are good sized gardens to the rear and side of the property with a garage in nearby small block.

- Extended Family Home
- Extending to 1400 sqft
- Four Bedrooms
- Cul-de-sac Location
- Occupying a Generous Corner Plot
- Ground Floor Cloakroom
- Sitting Room
- Dining Area
- Open plan Kitchen with integrated appliances
- Utility Room
- Study/ Play Room
- Main Bedroom with En-suite and Dressing Room
- Family Bathroom
- Good Sized Gardens to rear and side
- Garage
- Viewing Recommended



**Entrance** Part double glazed front door to:

**Entrance Hall** Radiator, oak style flooring.

**Ground Floor Cloakroom** Low level flush w.c., radiator.

**Sitting Room** 16' 9" x 14' 8 maximum" (5.11m x 4.47m) Radiator, understairs storage cupboard, uPVC double glazed French doors leading to terrace and garden.

**Open Plan Kitchen/Dining Room** 19' 4" x 10' 4" (5.89m x 3.15m) Extensive range of wall and base units, integrated fan assisted electric double oven, grill and microwave, integrated fridge and freezer, integrated dishwasher, further range of working surfaces with drawers and cupboards under, one and half bowl sink with swan neck mixer tap and groove drainer, uPVC double glazed windows, concealed spot lighting, four ring Induction hob with extractor over.

**Dining Area** Radiator, dual aspect with bi-folding doors leading to further side section of garden, door to:

**Utility Room** 10' 4" x 5' 3" (3.15m x 1.6m) Stainless steel single drainer sink unit with working surfaces with drawers and cupboards under, space and plumbing for washing machine, radiator, double glazed window, door leading to garden.

**Family Room** 11' 11" x 7' 9" (3.63m x 2.36m) Wall-mounted boiler, double glazed window.

**Stairs To:**

**First Floor Landing** 14' 8" x 9' 10" (4.47m x 3m) Access to loft space, radiator, shelved linen cupboard with pressurised cylinder.

**Bedroom One** 19' 4 maximum" x 10' 4 maximum" (5.89m x 3.15m) Radiator, uPVC double glazed windows.

**Walk-In Dressing Room** 5' 11" x 5' 10" (1.8m x 1.78m) uPVC double glazed windows.

**En-Suite Shower Room** Fully enclosed semi-circular shower unit with overhead soaker and separate shower attachment, wall-mounted wash hand basin with toiletries drawers under, shaver point, low level flush w.c., radiator, laminate flooring.

**Bedroom Two** 12' 0" x 8' 2" (3.66m x 2.49m) Radiator, built-in sliding mirrored wardrobe cupboards, uPVC double glazed windows.

**Bedroom Three** 11' 7 maximum" x 8' 3" (3.53m x 2.51m) Radiator, uPVC double glazed windows.

**Bedroom Four** 8' 11" x 6' 2" (2.72m x 1.88m) Radiator, uPVC double glazed windows.

**Family Bathroom** 'P' shaped bath, low level flush w.c., wall-mounted wash hand basin with drawers under, heated chrome towel rail, uPVC double glazed windows, extractor fan, downlighting.

**Outside**

**Rear Garden** Occupying a generous sized plot, mainly laid to lawn with paved patio area, screened by fence panelling, mature trees and shrubs.

**Garage** 17' 10" x 8' 7" (5.44m x 2.62m) Single garage in small nearby block.

**EPC Rating:** Band C.







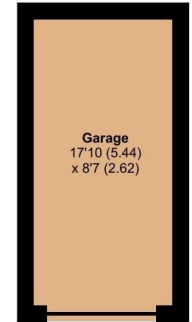
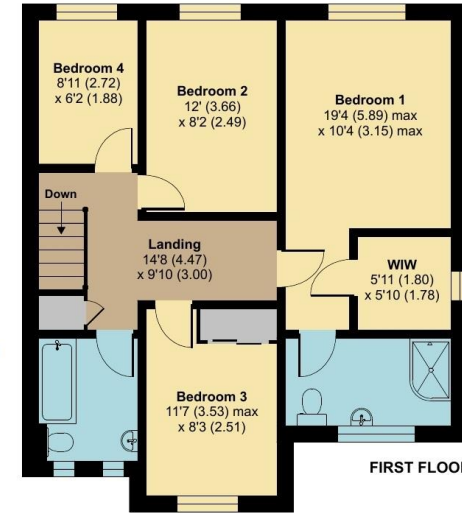
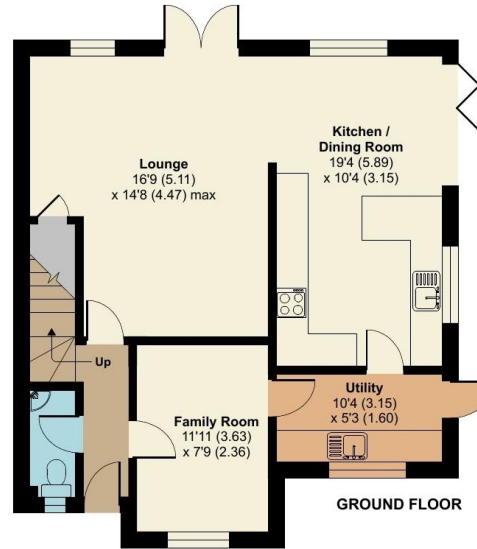
## Warminghurst Close, RH20

Approximate Area = 1400 sq ft / 130 sq m

Garage = 154 sq ft / 14.3 sq m

Total = 1554 sq ft / 144.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Fowlers Estate Agents. REF: 1040197



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