






## 12 Spring Gardens, Washington

A beautifully presented three bedroom family home which has been fully renovated to a high standard.

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- ▶ **Sitting room with wood burner**
- ▶ **Modern kitchen**
- ▶ **Ground floor cloakroom**
- ▶ **Three double bedrooms**
- ▶ **First floor bathroom**
- ▶ **Elevated landscaped rear garden**
- ▶ **Air source heat pump**
- ▶ **Brick built store**
- ▶ **Easy access to the A24**
- ▶ **Entrance hall / boot room**

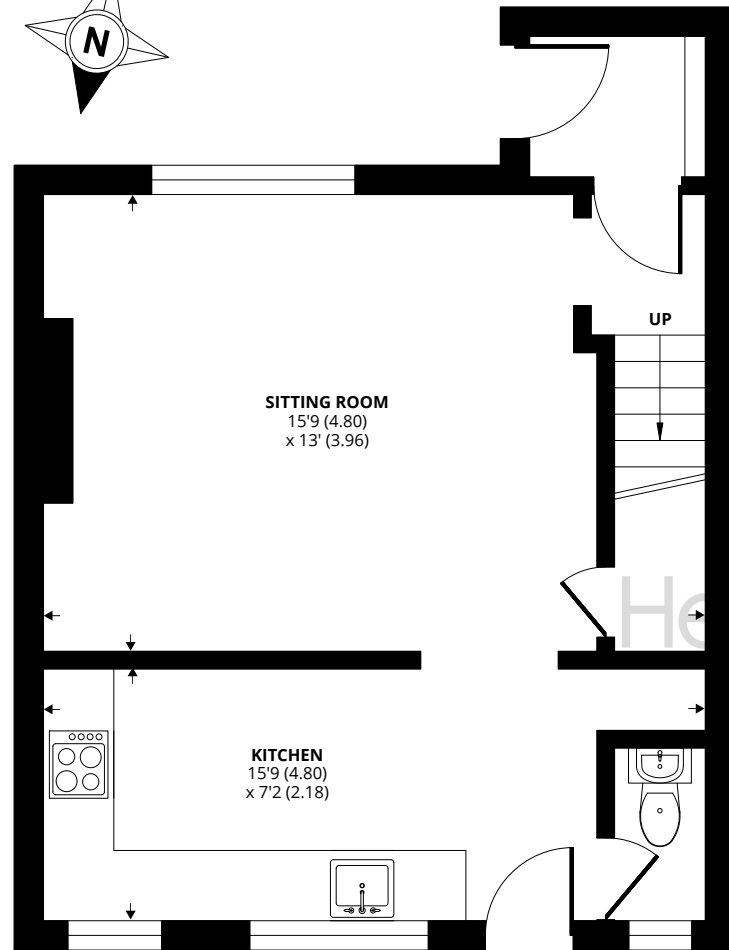
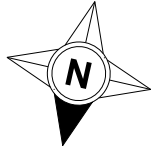
Having recently undergone a full modernisation this is a property which allows you to move in and enjoy life.

On entering there is a useful boot room with further door to the inner hall and in turn the sitting room. The sitting room has a lovely wood burner and large under stairs storage cupboard. The kitchen is at the rear and has a range of dove grey fitted cupboards including a butlers sink and boiling tap, dishwasher, oven and induction hob, oak work surfaces. There is also space for a small table and chairs.

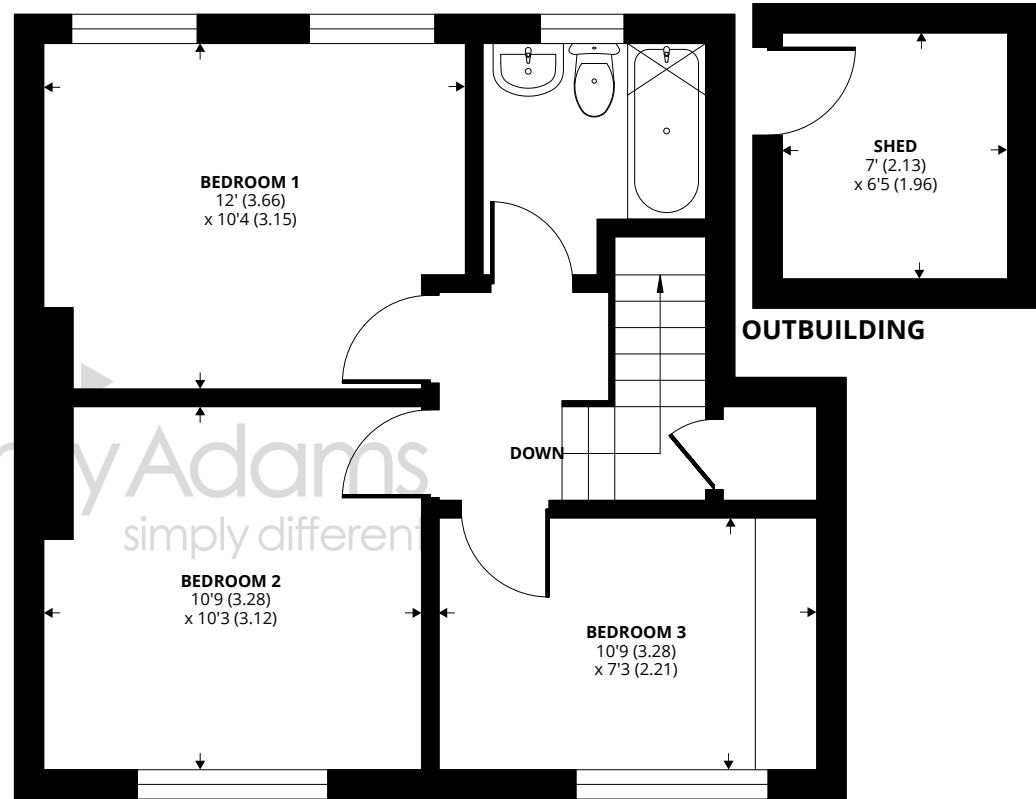
On the first floor there is a large storage cupboard accessed from the stairs with radiator ideal as an airing cupboard. There are three double bedrooms and a main bathroom, with lovely high ceilings creating a lovely sense of space, bedroom three is currently used as a walk in wardrobe.

Outside there are paved steps leading from the back door, the steps have planting to either side which currently give you a lovely space to grow vegetables. There is a good size area of patio for the evening sun and a good area of lawn. The outbuilding offers great space for garden stools and storage. There is also a useful side gate with access to the front.





**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 834 sq ft / 77.4 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 879 sq ft / 81.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

Spring Gardens is located in the village of Washington but also located very near to Ashington and Storrington.

Ashington is an ideal location for many, with a Co-op and takeaway, active and busy community centre and the Ashington C of E school. There is also a BP petrol station with an M&S Foodstore. Situated adjacent to the A24 the village provides a convenient location for commuters with dual carriageway access north and south. The nearest station can be found at either Billingshurst or Pulborough just over 7 miles away each or Horsham just over 10 miles away, which also offers a thriving town centre whilst Gatwick lies approximately 27 miles away.

Storrington village which a few miles to the west lies in the lea of the South Downs and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park.

