



£599,950

Chanctonbury, Ashington, West Sussex

KW ADVANTAGE
KELLERWILLIAMS



Chanctonbury, Ashington, West Sussex, RH20 3QE

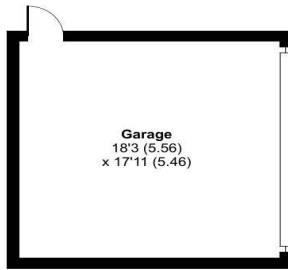
Key Features:

- 4 bedroom detached house
- Ensuite to the principle bedroom
- Ground floor study, perfect for working from home
- Smart, modern kitchen with integrated appliances
- Sun Room opening onto the south facing rear garden
- Useful utility room
- Double garage plus driveway for a number of cars
- Walk to the primary school, village pub and shops
- Catchment for Steyning Grammar
- Convenient for the A24, with easy access to Horsham and Worthing
- Chain free

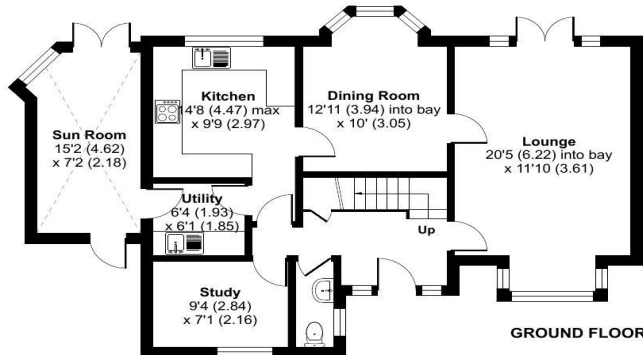
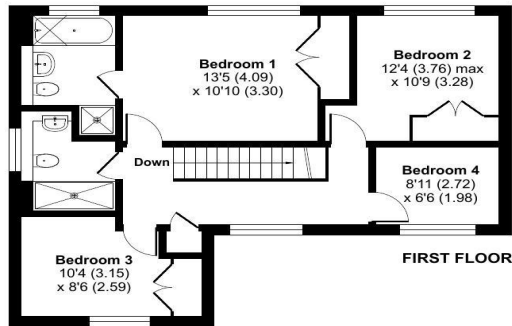




Chanctonbury, Ashington, Pulborough, RH20



Approximate Area = 1520 sq ft / 141.2 sq m
 Garage = 327 sq ft / 30.3 sq m
 Total = 1847 sq ft / 171.5 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). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1061699



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



01798 817257 or 07788 531768



Lundy-Lester Ltd, West Chiltington, West Sussex,
RH20 2LQ



martin.lundy-lester@kwuk.com

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.

