



£895,000

Hazelbank, Ashington, Sussex

kw **MARTIN**
LUNDY-LESTER



Hazelbank, Ashington, Sussex, RH20 3QZ

Offering 2150sq ft of living space, this stunning detached house sits at the end of a private road on the outskirts of the village. One of just four properties built in 2021 and to exacting standards throughout, this warm and welcoming home offers a family-friendly layout which includes a large open plan kitchen/dining room with high spec integrated appliances, stylish quartz work surfaces and a really sociable breakfast bar. The living room features a cosy woodburner and there is a separate family room which would alternatively make a great playroom or teen den. The office features bespoke fitted furniture and there is a useful utility room with access to the side garden. Upstairs, all four bedrooms are doubles and two are ensuite. There's plenty of built in storage, plus a very smart family bathroom.

Entered via a wooden five bar gate, the gravel driveway provides parking for a number of vehicles in addition to the detached double garage. There are well stocked shrub borders to the front of the property and gated access to the rear. Both lawns are level and offer plenty of space for children to play. The large patio is perfect for summer parties.

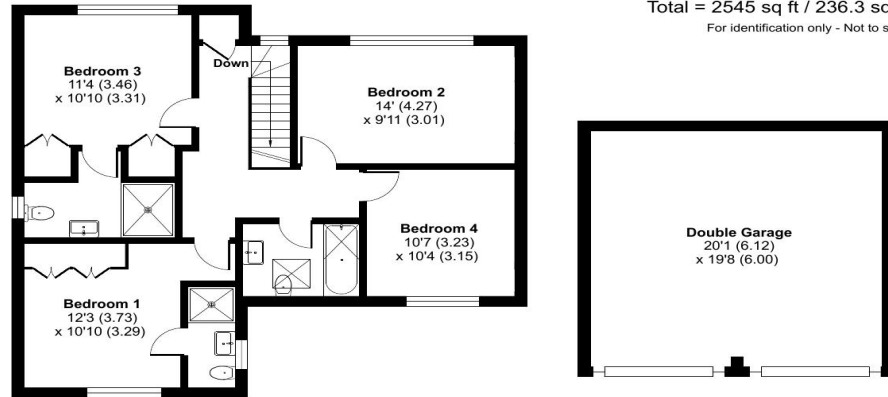
The village centre is only a short walk away, offering a choice of places to eat or to grab a drink, plus a couple of shops and the primary school. Older children catch a bus to nearby Steyning Grammar and the location is really convenient for the A24 up to Horsham or down to the coast.



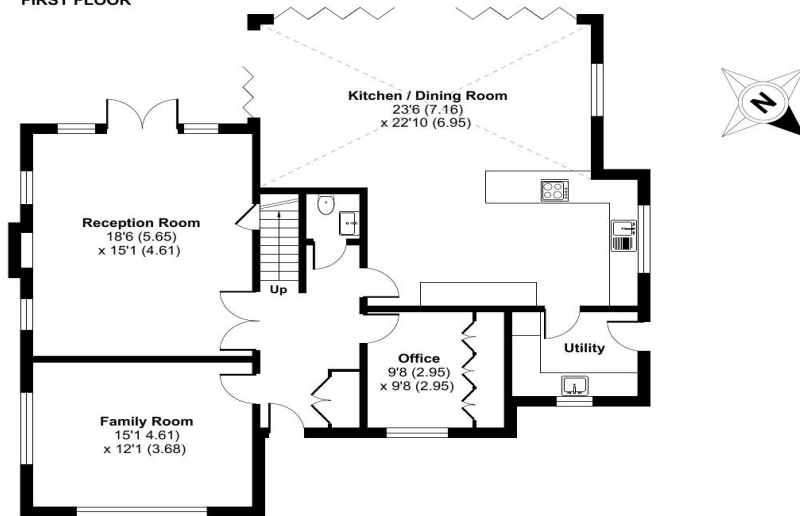


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Approximate Area = 2150 sq ft / 199.7 sq m
 Garage = 395 sq ft / 36.6 sq m
 Total = 2545 sq ft / 236.3 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1147886



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		79	87
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.