



Price Range £500,000 - £525,000
Fairfield Mews, Ashington, West Sussex

kw **MARTIN**
LUNDY-LESTER



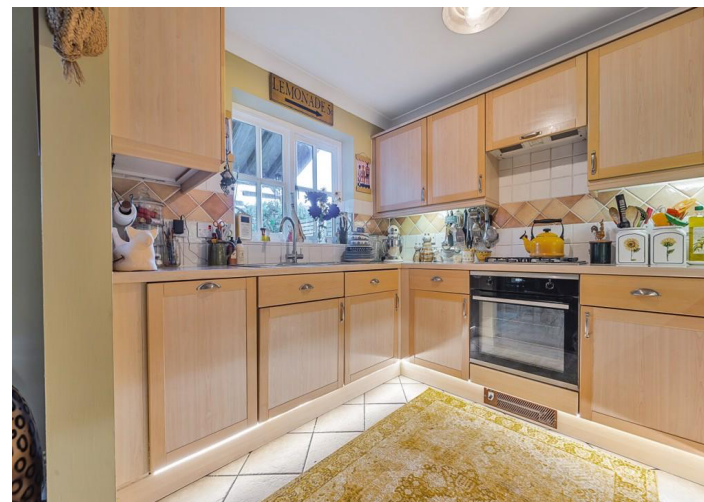
Fairfield Mews, Ashington, West Sussex, RH20 3DQ

Tucked away at the end of a private cul-de-sac, this warm and welcoming detached house is one of only three properties within the small development and it offers a good degree of peace and seclusion, with views to the rear towards St Mary's church.

The living room features a box bay window, overlooking the cottage style front garden. There is a cloakroom/wc just off the entrance hallway. The semi-open plan kitchen / dining room opens onto a decked, covered seating area with the west facing rear garden beyond. Upstairs, the principle bedroom features a large ensuite shower room, in addition to the family bathroom. The current owner uses the second double bedroom as a further sitting room. This and bedroom three both look out across the westerly facing rear garden, perfect for enjoying the last of the evening sun.

The property is well suited to anyone wishing to work from home, with two garden rooms / home offices. There is a single garage, plus a gravelled driveway. Interestingly, the property owns a piece of land at the entrance to Fairfield Mews. This space could quite easily be converted into more parking or into a third garden for children to play in.

The primary school is only a few minutes walk away, as is the youth club, the community centre, recreation ground, play parks, the village pub and a number of shops. The newly opened "Tate at Home" cafe is just down the road and The Bicycle Exchange also offers coffee and cakes. There is an excellent takeaway in the village centre, plus the Curry Lounge Indian restaurant. Older kids catch a bus to Steyning Grammar from a stop nearby.

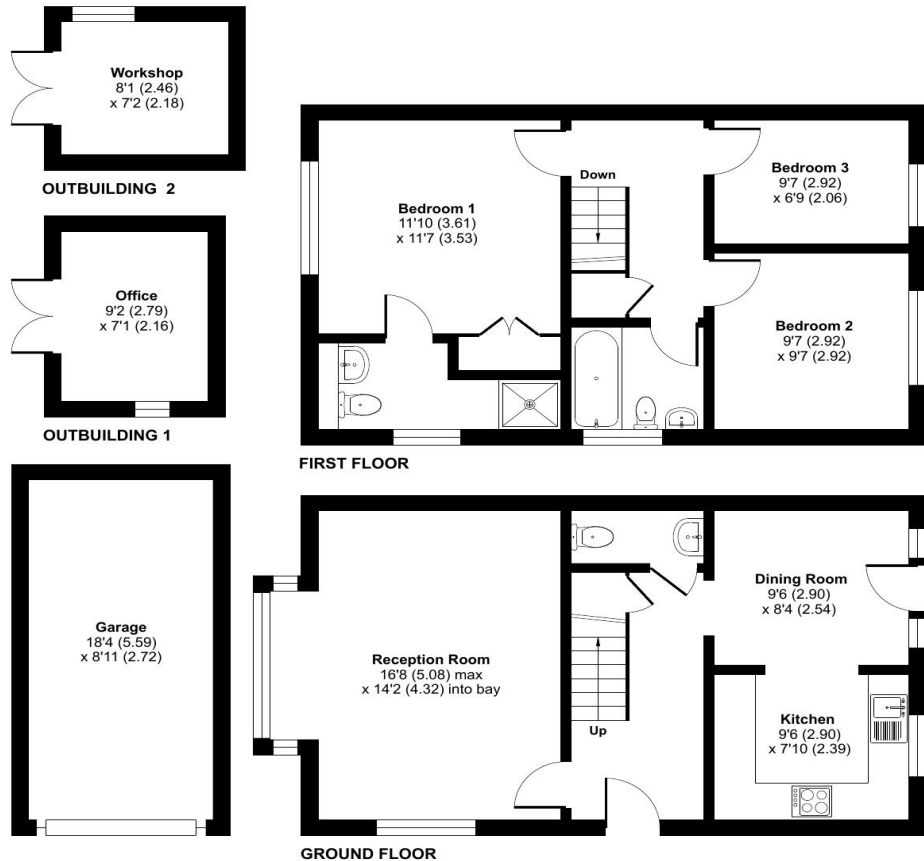




Fairfield Mews, Ashington, RH20

Approximate Area = 980 sq ft / 91 sq m
 Garage = 165 sq ft / 15.3 sq m
 Outbuilding(s) = 124 sq ft / 11.5 sq m
 Total = 1269 sq ft / 117.8 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 2024. Produced for Lundy-Lester Ltd. REF: 1207007



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			85
(69-80) C		72	
(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.