



Price Range £575,000 - £595,000
Blacksmiths Close, Ashington, West Sussex





Blacksmiths Close, Ashington, West Sussex, RH20 3BY

Tucked away in a quiet, private road location, this well presented four bedroom detached family home offers well presented, modernised accommodation within a few minutes walk of the primary school, shops, church and all local amenities. The newly opened "Tate at Home" cafe is within strolling distance, as are the village pub, recreation ground and a couple of play parks. Older children catch a bus to Steyning Grammar from a stop just down the road. This very welcoming village has so much more to offer than first appears, with easy road links into Horsham or down to the south coast.

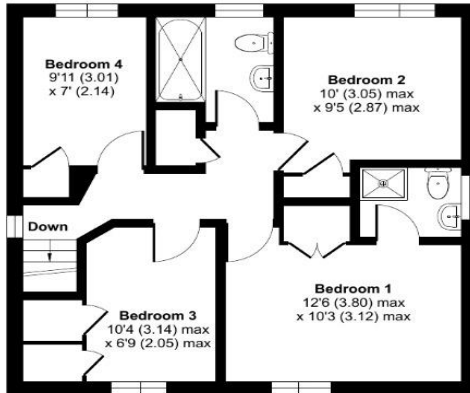


The double width driveway sits in front of a single garage and alongside the enclosed, lawned front garden. The welcoming hallway has a cloakroom / wc off and leads to a lovely living room with cosy woodburner. The open plan kitchen / dining room features integrated appliances, plus sliding doors to the rear garden. Upstairs, all four bedrooms have built in cupboard storage and are a good size. Bedroom one has a refitted ensuite shower room and the family bathroom also feels fresh and modern. The level rear garden has plenty of space for children to play or for adults to relax with friends. There's gated access to the front and a side door into the garage.

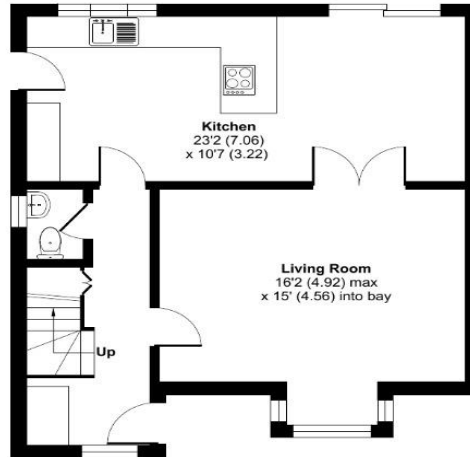


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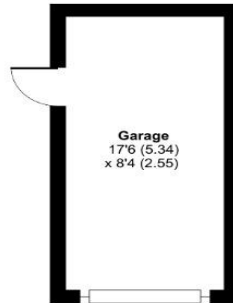
Approximate Area = 1124 sq ft / 104.4 sq m
 Garage = 147 sq ft / 13.6 sq m
 Total = 1271 sq ft / 118 sq m
 For identification only - Not to scale



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: 1220176



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		73	
(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.