



Price Range £450,000 - £475,000

Downview, London Road, Ashington, West Sussex

**kw** **MARTIN**  
**LUNDY-LESTER**





## Downview, London Road, Ashington, West Sussex, RH20 3JR

Offered chain free, this two bedroom detached cottage has been sensitively extended and remodelled by the current owner. Situated in the very friendly and welcoming village of Ashington, the property is conveniently placed for all local amenities, with shops, a cafe, takeaway, Indian restaurant and a lovely country pub all within a few minutes walk. The A24 is nearby, offering quick and easy access to Horsham or down to the south coast. A number of mainline railway stations are within 20 minutes drive, with direct routes to London and Gatwick.

There is gravelled driveway parking for two cars and a useful timber store / workshop. The front door opens onto a dual aspect kitchen / dining room with bespoke units and integrated appliances. French doors lead to a sunny patio with low maintenance, artificial turf lawn beyond. A surprising amount of built in storage was added internally as part of the extensive refurbishment, rare to find in a period property. The living room has a cosy woodburner and the heating system utilises an efficient air source heat pump. Upstairs, both bedrooms are doubles and share a stunning bathroom, with separate bath and shower.



Ready to move into, the property would make a perfect second home, first time or downsize purchase.



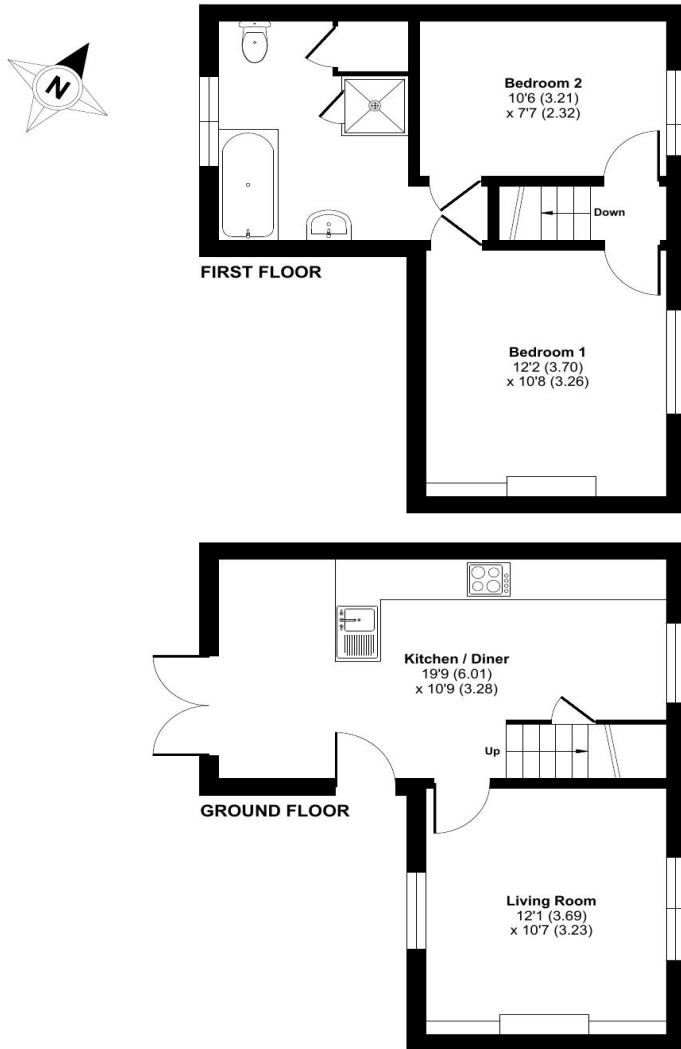




## Downview, London Road, Ashington, Ashington, RH20

Approximate Area = 692 sq ft / 64.2 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). ©richecom 2024. Produced for Lundy-Lester Ltd. REF: 1221343



## 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) <b>A</b>			94
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.