



Price Range £700,000 to £750,000  
Mill Lane, Ashington, West Sussex







## Mill Lane, Ashington, West Sussex, RH20 3BX

Offered chain free, this substantial detached house has almost 2800 sq ft of space over three floors, including an integral double garage. There is scope for the next owner to remodel the existing layout in order to create a stunning, family-friendly home within the friendly and welcoming village of Ashington.

The flexible layout offers a large lounge/dining room with conservatory leading off. There is a utility room alongside the kitchen and two ground floor cloakrooms/wcs. The first floor features an enormous principle bedroom suite with walk-in wardrobes. The second bedroom is also ensuite and there is a family bathroom opposite two bedrooms, either of which would make a great study or home office. The top floor has another ensuite bedroom plus a further room which combined would lend itself to the whole floor being used as an internal annexe for multi-generational living. Outside are mature front and rear gardens, plus driveway parking for two vehicles.



The property is only a few minutes walk from the primary school, Co-op with post office counter, chemist, church and takeaway. The Red Lion pub is just down the road, perfect for a quick drink or a meal out with family and friends. Older children will appreciate the popular youth gym and youth club in the village and the school bus which will take them to and from Steyning Grammar. The newly opened Bicycle Exchange incorporates a coffee shop area.





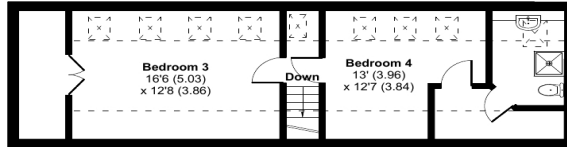




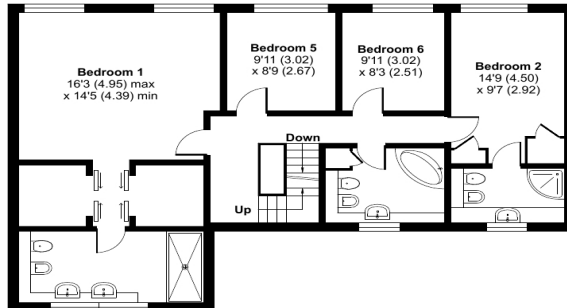
## Mill Lane, Ashington, Pulborough, RH20

Approximate Area = 2319 sq ft / 215.4 sq m  
 Limited Use Area(s) = 232 sq ft / 21.5 sq m  
 Garage = 225 sq ft / 21 sq m  
 Total = 2776 sq ft / 257.8 sq m

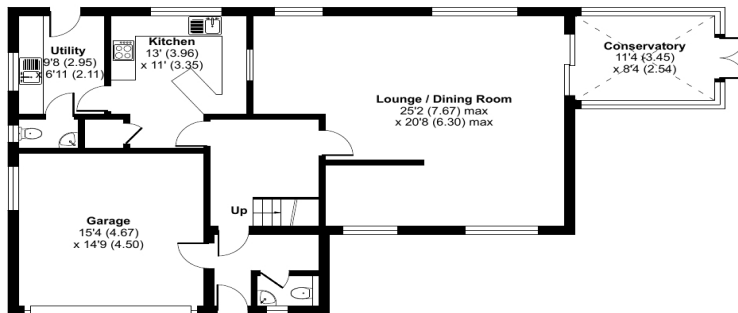
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



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: 1124123



## 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>                           |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 67                      | 74        |
| (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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