



Price Range £500,000 - £525,000

Swan Close, Ashington

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





## Swan Close, Ashington, RH20 3FU

Offered chain free, this three bedroom semi detached house was built to exacting standards in 2018 and has been further improved and updated since. Situated in the very friendly, welcoming village of Ashington, all local amenities are within walking distance, including shops, pub, cafe, takeaway, Indian restaurant, vets and pharmacy. The primary school and church are only half a mile away, with older children catching a bus to Steyning Grammar from a stop near the end of the road.

Offering more than 1100 sq ft of living space, the property feels light and airy, with a large living room, plus an open plan kitchen / dining room with high spec integrated appliances. All three bedrooms are doubles, the largest also featuring an ensuite shower room in addition to the family bathroom. The current owner has added a timber outbuilding to the side of the house, which offers scope to create a home office, gym or just continue to use as dry, secure storage. The rear garden is low maintenance, with astro turf, a lovely decked seating area and space for kids to play or adults to relax with friends.

There is a small front garden, easy to look after, plus a carport with parking space in front. The current owner has created a further driveway with space for two more cars.







## Swan Close, RH20

Approximate Area = 1228 sq ft / 114 sq m

Outbuilding = 172 sq ft / 16 sq m

Total = 1400 sq ft / 130 sq m

For identification only - Not to scale



## 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.

Score	Energy rating	Current	Potential
92+	A	85 B	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.