



21 Meiros Way | Ashington | West Sussex | RH20 3QB

 **FOWLERS**
ESTATE AGENTS



21 Meiros Way

Ashington | West Sussex | RH20 3QB

£775,000

A beautifully presented five bedroom family home occupying this quiet cul-de-sac position, set within the highly regarded village of Ashington with its local shops, pub and primary school. Internally, the accommodation extends to 1964sqft comprising: ground floor cloakroom, sitting room with modern integral Log-Burner with French doors leading to garden, dining room, superb open plan kitchen/breakfast room with utility room, main bedroom and bedroom two with en-suite facilities and a family bathroom. Outside, there is extensive driveway parking leading to an integral double garage. The gardens are beautifully landscaped with the rear garden offering a high degree of privacy with a westerly aspect.

- Detached Family Home
- Quiet cul-de-sac Location
- Five Bedrooms
- Extending to 1964sqft
- Ground Floor Cloakroom
- Sitting Room with modern Log-Burner
- Dining Room
- Study
- Kitchen/Breakfast Room
- Utility Room
- Impressive Galleried landing
- En-suite to Main & Bedroom 2
- Family Bathroom
- Delightful, landscaped west aspect gardens
- Integral Double Garage
- Extensive Driveway Parking

Entrance uPVC leaded light front door to:

Entrance Hall Covered radiator, understairs recess storage area, light grey Karndean style flooring.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin with toiletries cupboards under.

Sitting Room 18' 6" x 11' 8" (5.64m x 3.56m) The fireplace is a modern integral Log-Burner with marble and white mantel surround, light grey Karndean style flooring, double glazed French doors leading to terrace and gardens.

Dining Room 15' 3 into bay" x 10' 6" (4.65m x 3.2m) Light grey Karndean style flooring, covered radiator, uPVC double glazed circular window bay.

Study Leaded light double glazed windows, radiator, light grey Karndean style flooring.

Open Plan Kitchen/Breakfast Room 16' 1" x 13' 9 maximum" (4.9m x 4.19m) One and half bowl sink unit with swan neck mixer tap, range of laminate roll topped working surfaces, inset four ring gas hob, integrated 'Hotpoint' fan assisted oven and separate grill, built-in fridge/freezer, part tiled walls, space and plumbing for dishwasher, tiled flooring, covered radiator, double glazed French doors leading to rear garden, door accessing garage.

Utility Room 8' 2" x 5' 4" (2.49m x 1.63m) Inset stainless steel single drainer sink unit with built-in storage cupboards, space and plumbing for washing machine, radiator, door to side access, extractor, wall-mounted boiler.

Stairs to:

First Floor Galleried Landing Shelved linen cupboard housing copper cylinder, access to loft space.

Main Bedroom 16' 10 maximum" x 11' 5" (5.13m x 3.48m) Radiator, leaded light double glazed windows, built-in floor to ceiling wardrobe cupboards, large walk-in wardrobe cupboard with built-in shelving, storage cupboards and hanging rails, door to:

En-Suite Shower Room Inset wash basin with toiletries cupboards under, push flow w.c., walk-in double shower with overhead soaker and separate shower attachment, part tiled walls, shaver point.

Bedroom Two 14' 9 maximum" x 14' 1 maximum" (4.5m x 4.29m) Floor to ceiling built-in wardrobe cupboards, radiator, double glazed windows, door to:

En-Suite Shower Room Inset wash basin with toiletries cupboards under, built-in fully enclosed shower cubicle with fitted shower attachment, low level flush w.c., part tiled walls.

Bedroom Three 14' 1 maximum" x 11' 4" (4.29m x 3.45m) Radiator, built-in wardrobe cupboards, leaded light double glazed windows.

Bedroom Four 10' 10" x 9' 0" (3.3m x 2.74m) Radiator, built-in wardrobe cupboards, double glazed windows.

Bedroom Five 12' 10" x 8' 1" (3.91m x 2.46m) Radiator, double glazed windows, floor to ceiling built-in wardrobe cupboards.

Family Bathroom Panelled bath with fitted chrome shower attachment, fully enclosed shower cubicle with fitted independent shower unit, wash basin with toiletries cupboard under, low level flush w.c., part tiled walls, radiator.

Outside

Parking Off-road parking area leading to:

Integral Double Garage 17' 1" x 15' 11" (5.21m x 4.85m) Twin up and over doors.

Landscaped Front Garden The landscaped front entrance and generous driveway offer parking for multiple vehicles, while the integral garage provides secure parking for 2 cars. with potential to convert further (STPP).

Westerly Rear Garden Secluded westerly facing rear garden basking in full sunlight from late morning until dusk, enclosed by mature trees and shrubs and a superb patio area, providing a tranquil space for outdoor enjoyment with a further conservation buffer strip to the rear providing additional privacy and a stunning outlook.

EPC Rating: Band D.





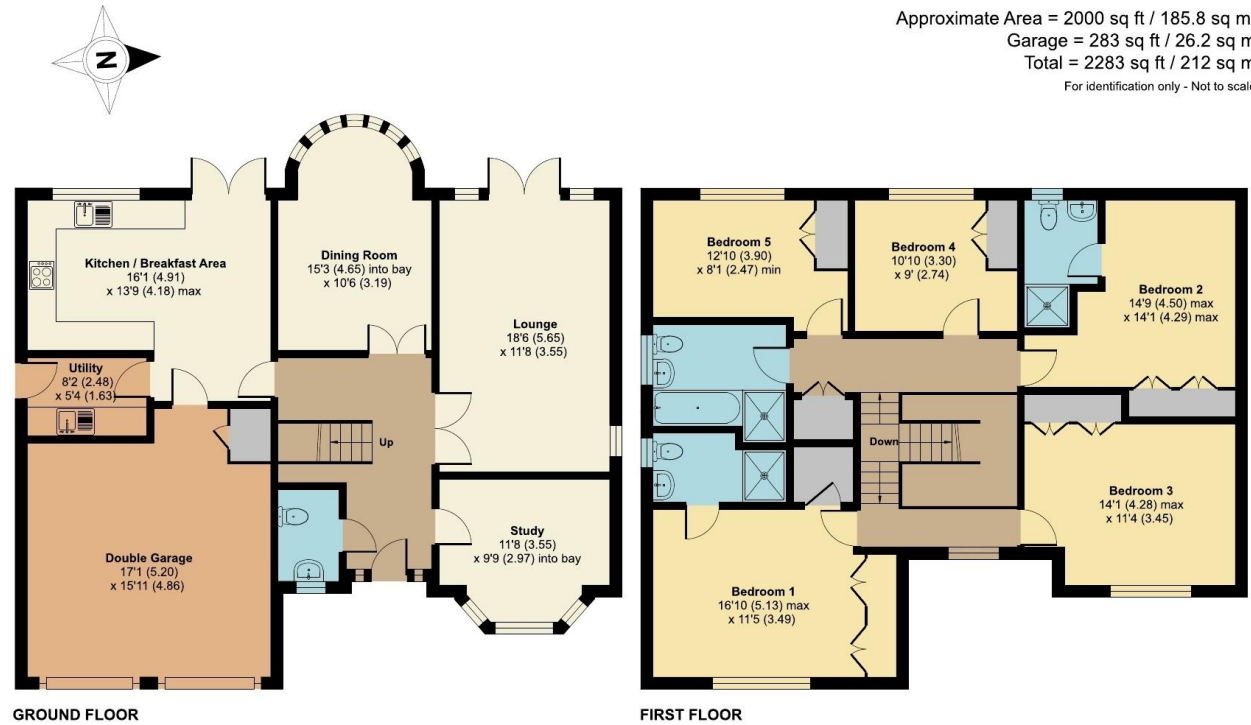
Meiros Way, Ashington, Pulborough, RH20

Approximate Area = 2000 sq ft / 185.8 sq m

Garage = 283 sq ft / 26.2 sq m

Total = 2283 sq ft / 212 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fowlers Estate Agents. REF: 1345961



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc., and purchasers are advised to make further enquiries to satisfy themselves on these points.