



£650,000

Mill Lane, Ashington

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





## Mill Lane, Ashington, 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 two 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. Alternatively, it would make a great suite of rooms for when friends and family come to visit. 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.









## 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

For identification only - Not to scale



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). © richcom 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 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.