



Price Range £415,000 - £435,000

Fairfield Road, Ashington, West Sussex

kw **MARTIN**
LUNDY-LESTER



Fairfield Road, Ashington, West Sussex, RH20 3DB

Offering almost 1000sq ft of living space, this very well presented three bedroom family home feels bright and airy, with a lovely open plan lounge / dining room, gorgeous conservatory and modern kitchen with high spec integrated appliances. Two of the bedrooms are doubles, the third being a good single. The principal bedroom has full width fitted wardrobes and the stylish bathroom feels smart and modern. There is a useful ground floor cloakroom / wc.

There is driveway parking for two cars in front of an attached single garage. Being end of terrace, there is scope to extend, subject to the usual consents being attainable. The front and rear gardens offer plenty of room for children to play or for adults to relax with family and friends.

The primary school is only a few minutes walk away, as is the youth club, the friendly RH20 Studio gym, the community centre, recreation ground, play parks, village pub and a number of shops. The newly opened "Tate at Home" cafe is just down the road and The Bicycle Exchange also offers coffee and cakes. There is an excellent takeaway in the village, along with a Co-Op shop and post office, a pharmacy, BP garage with M&S food store, plus the Curry Lounge Indian restaurant. Older kids catch a bus to Steyning Grammar from a stop nearby. All local amenities are within easy reach.





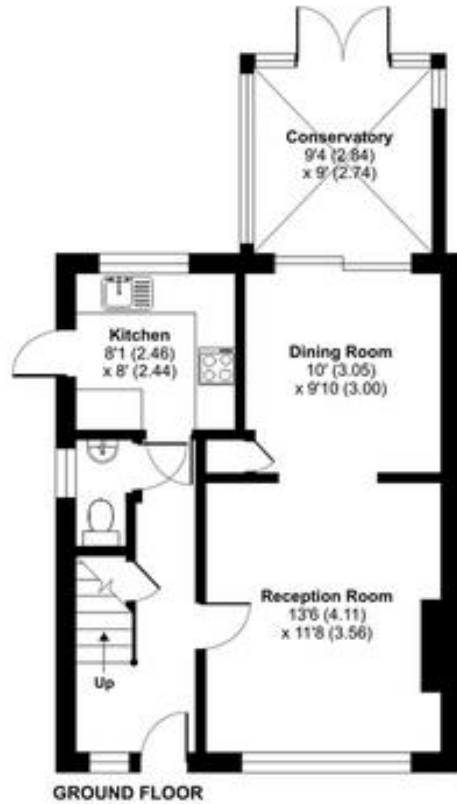
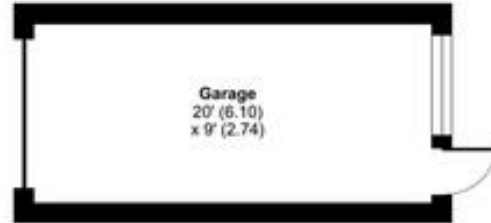
Fairfield Road, Ashington, Pulborough, RH20

Approximate Area = 973 sq ft / 90.4 sq m

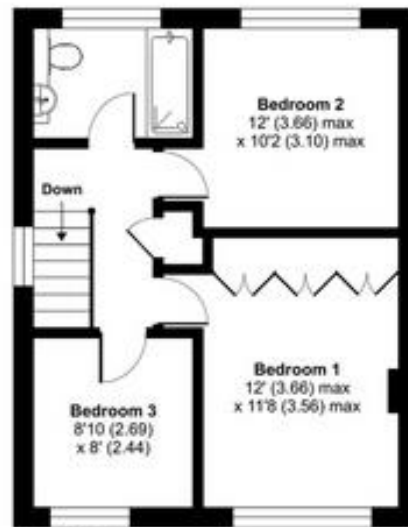
Garage = 180 sq ft / 16.7 sq m

Total = 1153 sq ft / 107.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR




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: 1210031



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) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
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.