



Price Range £570,000- £590,000

Turnpike Way, Ashington, West Sussex

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





## 10 Turnpike Way, Ashington, West Sussex RH20 3QG

Situated on the eastern edge of the very friendly, welcoming village of Ashington, this extended and remodelled four bedroom detached house offers flexible accommodation over two floors, perfect for a growing family. There is driveway parking to the front for two cars, alongside a small lawned area, which could potentially be turned into additional parking. The bright, well-proportioned lounge with cosy wood burner opens onto a high specification kitchen / dining room with integrated appliances, lovely quartz worktops and plenty of storage and food preparation space. Bi-folding doors lead to a conservatory with glazed orangery style roof and there is a useful utility room, in addition to a cloakroom / wc. The garage has been converted into what is currently used as a study but which would also make a wonderful playroom, teen den or second living room. Upstairs, all four bedrooms feature built in cupboards, the main bedroom also having an ensuite shower room. The rear garden is a good size and although it has the A24 a short way beyond, it's well screened and fully enclosed, perfect for children to play safely in and a great space to socialise with family and friends.



A range of shops, cafes, an excellent takeaway, village pub and Indian restaurant are all within a few minutes' walk, along with a number of children's playgrounds, the church, youth club and the primary school. Older children catch a school bus to Steyning Grammar.





## Turnpike Way, Ashington, Ashington, RH20

Approximate Area = 1469 sq ft / 136.4 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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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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### 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.