



£475,000

Morleys, Ashington

kw **MARTIN**
LUNDY-LESTER



Morleys, Ashington, RH20 3JN

With a south facing rear garden, this two double bedroom detached bungalow sits within a cul-de-sac of similar properties, with all local amenities within walking distance.

The driveway offers parking for a couple of cars and there is a single garage too. Both bedrooms overlook the lawned front garden, the principle bedroom featuring the second bedroom as a dining room but it would also make a really good study. The living room has a cosy woodburner and opens onto the conservatory, added within the last three years. The refitted kitchen has high specification integrated appliances and the modern shower room is easy to maintain and use. The level rear garden feels safe and secure, with a choice of seating areas, a timber shed for additional storage and plenty of space for relaxing with family and friends.



The church is only a few minutes' walk away, as are the village cafe, pub, restaurant and shops.



Morleys, Ashington, Ashington, RH20

Approximate Area = 888 sq ft / 82.4 sq m

Garage = 149 sq ft / 13.8 sq m

Total = 1037 sq ft / 96.2 sq m

For identification only - Not to scale



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: 1271619



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		86 B
69-80	C	69 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.