



Price Range £425,000 - £450,000

The Sands, Ashington

kw **MARTIN**
LUNDY-LESTER

The Sands, Ashington, RH20 3LQ

Chain free, this mature three bedroom semi detached house offers 1150 sq ft of living space and a fabulous rear garden which is more than 100ft long.

Situated in the friendly, welcoming village of Ashington, this mature family home has driveway parking for a couple of cars and a small front garden. There are three reception rooms, including a dual aspect lounge, a dining room and a lean to conservatory overlooking the stunning rear garden. The kitchen is a galley style and gives access to a rear lobby with two store rooms and a downstairs toilet. There's plenty of scope for the ground floor space to be remodelled and extended, subject to the usual consents being obtained. Upstairs, all three bedrooms will take a double, the main featuring a range of fitted furniture. The bathroom is clean and very usable, if a little dated.



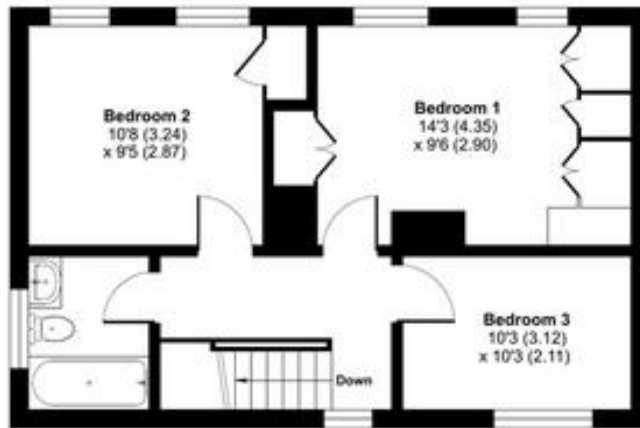
The primary school, playground, village hall and cafe are just down the road, with older kids catching a bus to Steyning Grammar from a stop nearby. Shops, the village pub, Indian restaurant and BP / M&S Simply Food are all close by, with further local amenities being found at nearby Storrington, Thakeham and Pulborough.



The Sands, Ashington, Ashington, RH20

Approximate Area = 1152 sq ft / 107 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecon 2025. Produced for Lundy-Lester Ltd. REF: 1298608



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 | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 61 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.