



Price Range £775,000 - £800,000

Cricketers Close, Ashington

kw **MARTIN LUNDY**
ESTATE AGENTS

Cricketers Close, Ashington RH20 3JQ

Offering almost 2000sq ft of living space plus an attached double garage, this five bedroom, three reception detached house offers plenty of space, both inside and out, for a growing family. Situated in the very welcoming village of Ashington, the property is well placed for easy access to the A24, being roughly equidistant between Horsham and Worthing.

The entrance vestibule gives access to the study, perfect for working from home, plus the downstairs loo. The living room opens onto an east facing rear garden and has an open fire. The bright and airy dining kitchen has space for a table and chairs, meaning that the formal dining room could alternatively be used as a second sitting room or playroom. The utility room features a really useful, open store under the stairs which would make a great sleeping space for a family dog or cat. Upstairs, all five bedrooms will comfortably take a double bed and there are two bathrooms, both of which also have separate showers.

Outside, the double width driveway comfortably has parking space for four cars and there's a neat, lawned front garden. The mature, landscaped rear garden has a good sized lawn plus patio and decked seating areas. There's gated access to the front and a door into the garage. The garden feels very private, tucked away well below the road behind, with well stocked raised and high level shrub borders.

The village shops, pub, cafe, church and primary school are all within a few minutes walk, with older children catching a bus to Steyning Grammar from a stop near the end of the road.







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	76 C	79 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.