



Price Range £475,000 - £500,000

Chanctonbury, Ashington

kw **MARTIN LUNDY**
ESTATE AGENTS

Chanctonbury, Ashington RH20 3QE

This immaculately presented three bedroom semi detached house offers versatile living space in a lovely location, only a few minutes walk from the village primary school, shops, cafe, pub and all local amenities.

The welcoming entrance hallway leads to a bright and airy, dual aspect living / dining room which overlooks both gardens. The kitchen features integrated appliances and there is a useful downstairs loo. The current owners have partitioned off the garage, leaving space at the front for bikes, children's toys and so on, with the remainder used as a gym / utility / store room. Upstairs is larger than the ground floor, with a fabulous main bedroom having a walk through dressing area and an ensuite shower room. Bedroom two is also a double, whilst the third bedroom is a good single and has built in wardrobes. The family bathroom feels fresh and light. The bespoke garden room looks across the level rear lawn and is an excellent second sitting room. It would also make a great home office, playroom or teen den.

The windows have all been replaced in 2025 and the property feels really well cared for. Older children catch a bus to Steyning Grammar from a stop just down the road and the church, youth club and playparks are all close by.

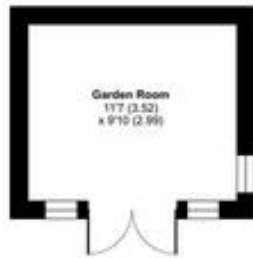




Chanctonbury, Ashington, RH20

Approximate Area = 919 sq ft / 85.3 sq m
Garage / Store = 56 sq ft / 5.2 sq m
Outbuilding = 113 sq ft / 10.4 sq m
Total = 1088 sq ft / 100.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © Echecore 2025. Produced for Lundy-Lester Ltd. REF: 1371989

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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		83 B
69-80	C	78 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.