



£750,000

Cricketers Close, Ashington

kw **MARTIN LUNDY**
ESTATE AGENTS

Cricketers Close, Ashington RH20 3JQ

Offered chain free, this beautifully presented five bedroom detached house offers family-friendly accommodation over two floors, in a cul-de-sac location. There are views to the rear towards the South Downs and all local amenities are close by. The south facing solar panels make this a really economical home to live in.

Modernised and extended by the current owners, the property feels warm and welcoming, with a cosy living room and a stunning 40ft open plan living / dining / kitchen with high specification integrated appliances and an island with seating area. There are French doors plus bi-folds onto the south facing rear garden. The utility room is a really good size and the ground floor playroom / study looks out to the front of the property. Upstairs, all five bedrooms will take double beds and bedroom two also has an ensuite. The principle bedroom suite feels very special, with a large ensuite and a walk in dressing room. There is a surprising amount of built in storage.

Externally, the driveway parking is wide enough for a couple of cars and sits in front of an integral garage, half of which has been converted into useful storage / additional reception room space. The front garden is lawned, whilst the rear has a newly installed decked patio seating area, artificial lawn with inset trampoline and plenty of space for children to relax or for adults to entertain.

The village centre is only a few minutes away, offering a choice of places to eat or to grab a drink, plus shops, the primary school, youth club, RH20 gym and the church. Older children catch a bus to nearby Steyning Grammar and the location is really convenient for the A24 up to Horsham or down to the coast.







Cricketers Close, Ashington, RH20

Approximate Area = 2226 sq ft / 206.8 sq m

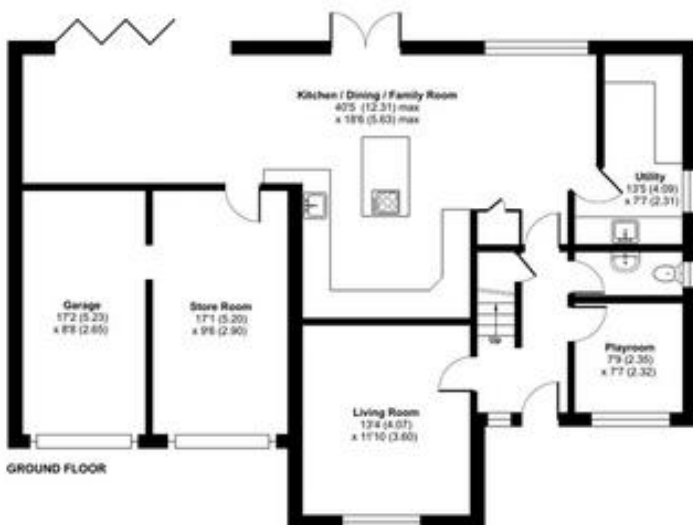
Garage = 149 sq ft / 13.8 sq m

Total = 2375 sq ft / 220.6 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 (IPMS) Residential. © richcom 2025. Produced for Lundy-Lester Ltd. REF: 130511A



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	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DISCLAIMER

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