



Price Range £395,000 - £420,000

Mill Lane, Ashington

kw **MARTIN LUNDY**
ESTATE AGENTS

Mill Lane, Ashington RH20 3BX

Offering almost 1150sq ft of living space, plus an attached garage, this three bedroom semi detached house is so much larger than it looks from the outside. It has a wonderful L-shaped living / dining room which feels bright and airy, overlooking both gardens. The breakfast kitchen also has space for a table and chairs, plus French doors which open onto the south facing rear garden. There's a downstairs cloakroom / wc and a second reception room, currently used as a study but which would make an excellent playroom, teen den or ground floor fourth bedroom. Upstairs, two bedrooms are doubles and the third is a good single. The family bathroom is fitted with a modern white suite and the property is stylishly decorated throughout.

There's driveway parking and a lawn to the front. The rear garden is decked and tiered, with a full width decked seating area running immediately behind the house and steps down to a lower level with a relaxing stream beyond. Whilst not a typical "family" garden, there's space for children to play or for adults to entertain, along with scope to personalise the outdoor area and to add value doing so.

The property is only a few minutes walk from the primary school, Co-op with post office counter, chemist, church, cafe and takeaway. The Red Lion pub is just down the road, perfect for a quick drink or a meal out with family and friends. Older children will appreciate the popular youth gym and youth club in the village and the school bus which will take them to and from Steyning Grammar.





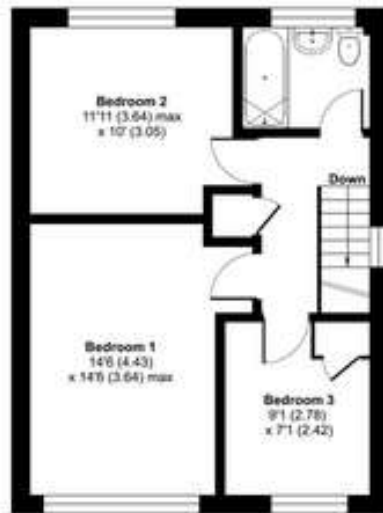
Mill Lane, Ashington, RH20

Approximate Area = 1146 sq ft / 106.4 sq m

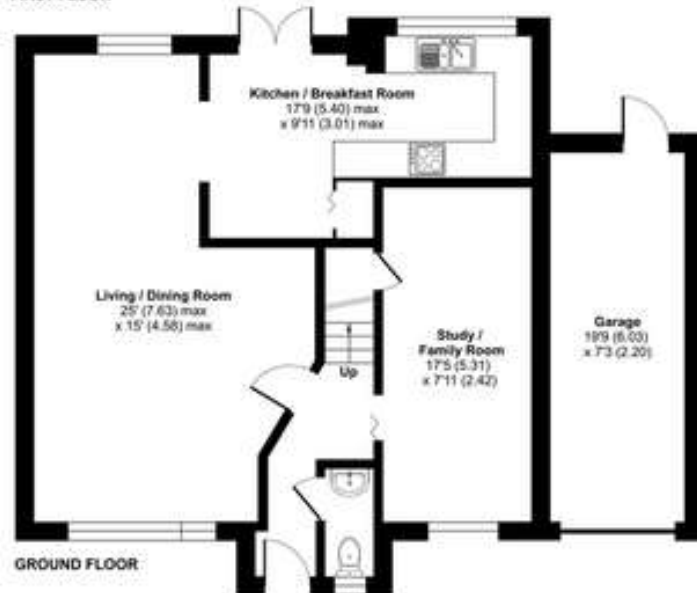
Garage = 143 sq ft / 13.2 sq m

Total = 1289 sq ft / 119.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

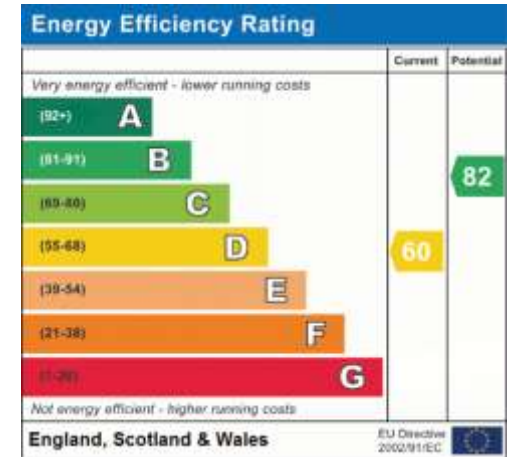


Floor plan produced in accordance with BSIC Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Endorsed 2025.
Produced for Lundy-Lester Ltd REF: 1499-125



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.



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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.