



Price Range £635,000 - £650,000

Chanctonbury, Ashington

kw **MARTIN LUNDY**
ESTATE AGENTS

Chanctonbury, Ashington, RH20 3QE

Tucked away towards the end of a cul-de-sac, this immaculately presented and thoughtfully improved four bedroom detached house offers family-friendly accommodation of just over 1600sq ft over two floors. Shops, the Red Lion pub, the village cafe and all local amenities are within just a few minutes walk, along with the primary school, a choice of playparks and a large recreation ground. Older children will enjoy spending time at the youth club near the church and a bus collects and drops off for Steyning Grammar from a couple of stops nearby.

The dual aspect living room opens onto a low maintenance, sun trap south west facing garden. There's a study, perfect for working from home, plus a useful utility room and a downstairs cloaks / wc. The open plan kitchen / family room feels really sociable, great for entertaining and leads to a stunning conservatory, which the current owners use for dining in. Upstairs, three of the bedrooms are doubles, there's a refitted family shower room and an ensuite bathroom. A double width driveway sits in front of the detached garage and there's a very convenient layby right outside the front door, useful for when friends or family come to visit.

Ashington is a really welcoming village, well placed for easy access via the A24 to Horsham to the north and the coast to the south. Further local facilities will be found in the neighbouring villages of Storrington and Thakeham, only a few minutes drive away





Chanctonbury, Ashington, RH20

Approximate Area = 1602 sq ft / 148.8 sq m

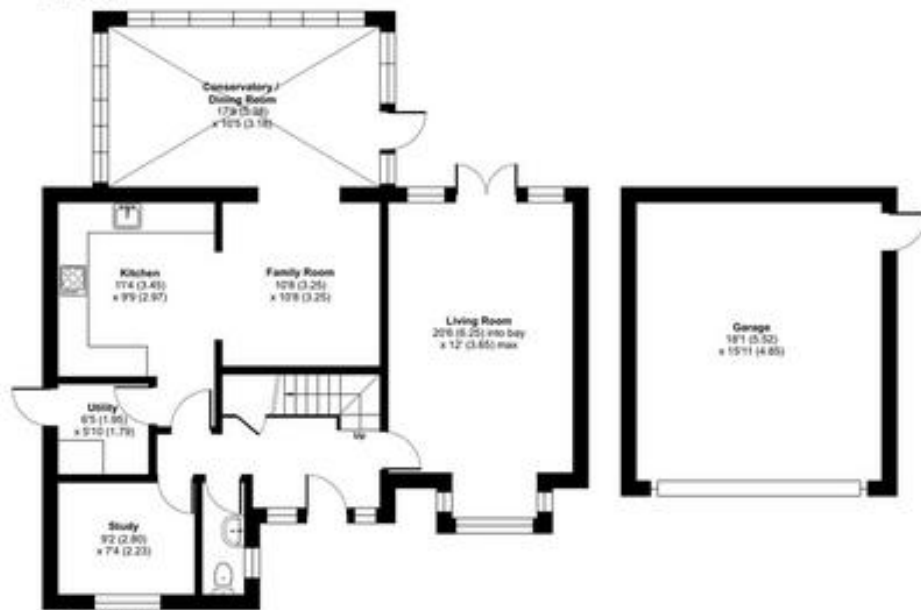
Garage = 288 sq ft / 26.7 sq m

Total = 1890 sq ft / 175.5 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). ©richcom 2025. Produced for Lundy-Lester Ltd. REF: 1374569

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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		
69-80	C		79 C
55-68	D	66 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.