



Price Range £650,000 - £700,000

Billingshurst Road, Ashington

**kw** **MARTIN LUNDY**  
ESTATE AGENTS

## Billingshurst Road, Ashington RH20 3AZ

Situated on the edge of the very friendly, welcoming village of Ashington, this four / five bedroom detached house offers flexible, family-friendly living space over two floors. The ground floor provides a useful cloakroom / wc in addition to a downstairs shower room and the breakfast kitchen has a useful utility room leading off. The living room opens onto a raised patio seating area. There are three double bedrooms downstairs, one of which is currently used as a dining room but would alternatively make a lovely study, play room or teen den.

Upstairs are two more bedrooms, both really well proportioned and with built in wardrobes, plus a family bathroom. The principle bedroom has an ensuite wetroom and a Juliet balcony with wonderful far reaching views to the rear.

There's driveway parking for a number of vehicles, plus a detached double garage tucked away out of sight. The rear garden is set over two levels, has a westerly aspect - perfect for enjoying the evening sun - and plenty of space for children to play or for adults to relax with friends.

All local amenities are within walking distance, including the village shop, pub, cafe, Indian restaurant and BP garage with M&S Food within. There are a number of playparks, plus a primary school, with older children catching a school bus to nearby Steyning Grammar.





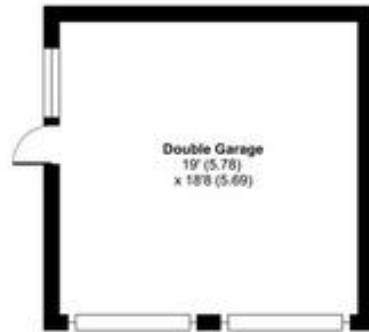
## Billingshurst Road, Ashington, RH20

Approximate Area = 1646 sq ft / 152.9 sq m

Garage = 354 sq ft / 32.8 sq m

Total = 2000 sq ft / 185.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©-iStockcom 2020. Produced by Lundy-Lester Ltd. REF: 1479688

**MARTIN LUNDY**  
ESTATE AGENTS

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

**kw** **MARTIN LUNDY**  
**ESTATE AGENTS**

01798 817257

Lancaster House, Storrington Road, Thakeham, RH20 3NA

martin.lundy@kwuk.com

### 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.