Ross Margetts



YOUR PERSONAL ESTATE AGENT PRESENTS

5 CHURCH CLOSE

ASHINGTON · WEST SUSSEX · RH20 3DL

CHAPTER I · OF PLACE & PEDIGREE

5 *Church* Close

Ashington, West Sussex, RH20 3DL

Guide Price £820,000 – £850,000

5	3	3	2,500	2
BEDROOMS	BATHROOMS	RECEPTIONS	SQ FT APPROX	CAR GARAGE

Tucked into a quiet cul-de-sac on the edge of Ashington, 5 Church Close sits within walking distance of the village's twelfth-century parish church, its primary school, the Red Lion and a handful of everyday shops. The South Downs rise beyond the rooftops, visible from the upper floor windows on a clear morning.

The house offers close to 2,500 sq ft across two floors: five bedrooms, three reception rooms beyond the kitchen, and a rear garden that backs onto mature trees for genuine privacy. It last changed hands in 2022; this guide price reflects where the market for a house of this size and setting sits today.





CHAPTER II · A HOME AT EASE

The *Kitchen*, Properly Considered

A kitchen, breakfast and dining room runs the width of the rear of the house, fitted with a twin oven, induction hob, breakfast bar and a larder fridge. Glazed doors lead through to a separate dining and garden room, so everyday cooking and the occasional dinner party each get their own space.





CHAPTER III · ROOMS TO GATHER

Three Rooms, *Three* Moods

A sitting room with a wood burner anchors one end of the ground floor, its French doors opening onto the garden. A separate snug offers a quieter spot to retreat to, and a study at the front works equally well as a playroom — with a downstairs WC off the hallway for family life that runs through all three.







CHAPTER IV · BEDROOMS & BATHS

Five Bedrooms, *Two* En-Suites

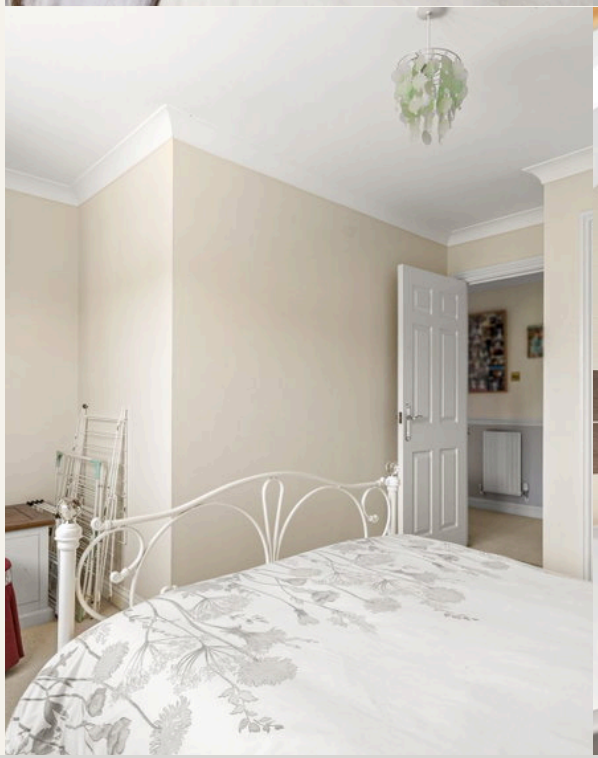
5	2	1
BEDROOMS	EN-SUITES	FAMILY BATH

The primary bedroom runs almost the full width of the house with fitted wardrobes and its own en-suite. A second bedroom of similar scale carries an en-suite of its own, while three further bedrooms share a family bathroom.

From the upper floor windows, the South Downs sit on the skyline — a view that belongs to the bedrooms rather than the garden.











A PAUSE

Ashington from above: a village still built around its church, its school and its pub, with the South Downs as the backdrop.

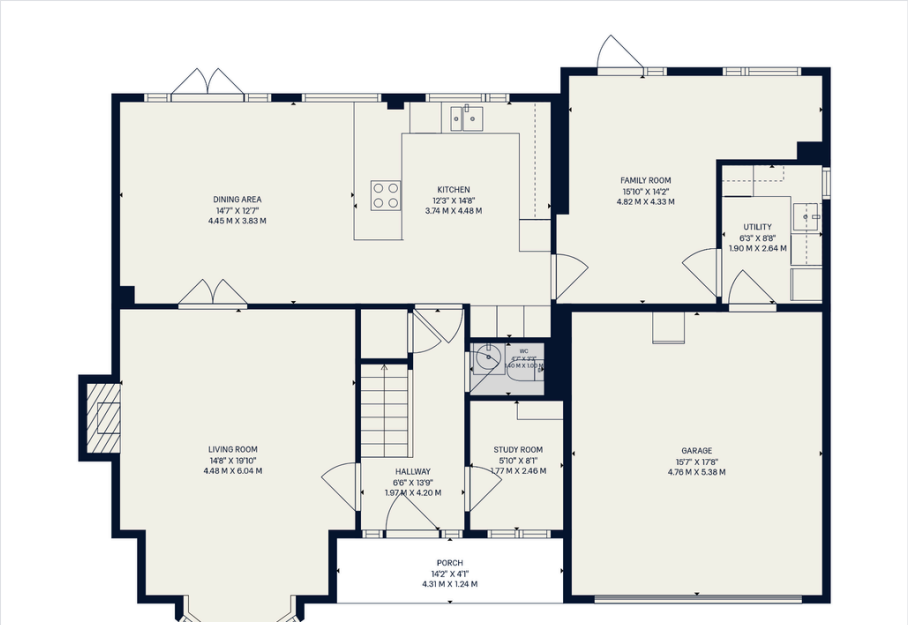


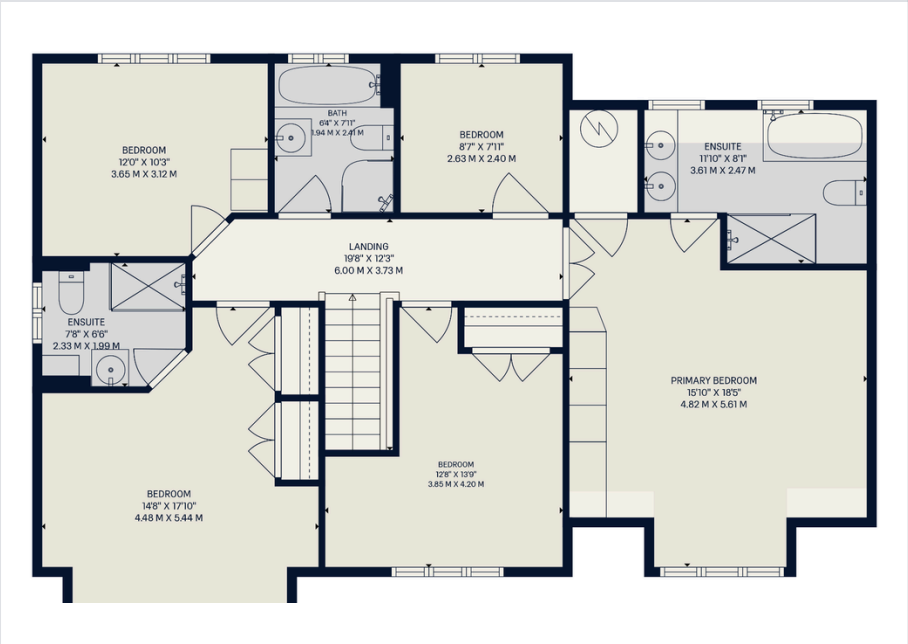
CHAPTER V · OUTSIDE & AT EASE

A Garden That Keeps *Its* Privacy

The garden faces south and backs onto mature trees, giving the patio terrace and summerhouse a genuinely private feel rather than a view straight into a neighbour's garden. An integral double garage and driveway take care of parking for several cars, useful for a family of this size.

GARAGE	PARKING
Integral Double Garage	Driveway, Several Cars
GARDEN	SETTING
South-Facing, Patio & Summerhouse	Backs Onto Mature Trees





GROUND FLOOR · FIRST FLOOR · ILLUSTRATION FOR MARKETING PURPOSES ONLY, NOT TO SCALE

PARTICULARS

5 *Church* Close

GUIDE PRICE	£820,000 – £850,000
PROPERTY TYPE	Detached House
BEDROOMS	5
BATHROOMS	3 (2 En-Suite + Family)
RECEPTION ROOMS	3, Plus Study/Playroom & Snug
INTERNAL AREA	Nearly 2,500 Sq Ft, Across Two Floors
TENURE	Freehold
EPC RATING	C
COUNCIL TAX BAND	G · Horsham District Council
PARKING	Integral Double Garage + Driveway

ROSS MARGETTS · 07375 460 705

MATERIAL INFORMATION

What You Need to *Know*

PART A · MATERIAL TO ALL TRANSACTIONS

Guide Price: £820,000 – £850,000

Tenure: Freehold

Council Tax Band: G, Horsham District Council (confirm current annual charge with agent)

PART B · WHERE APPLICABLE

Heating: Gas Central Heating (Mains Gas)

Services: Mains Water, Electricity and Drainage believed connected; buyers should confirm

Broadband and Mobile Coverage: Ask Agent for current provider details

PART C · ADDITIONAL MATERIAL FACTS

Flood Risk: Very Low

Not within a Conservation Area, the Green Belt or an AONB

The Grade II* Parish Church of St Peter & St Paul sits a short walk away

PREPARED WITH REFERENCE TO THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE DIGITAL MARKETS, COMPETITION AND CONSUMERS ACT 2024, IN LINE WITH NATIONAL TRADING STANDARDS GUIDANCE ON MATERIAL INFORMATION.



YOUR PERSONAL ESTATE AGENT

Ross Margetts

Personal, local service across the Horsham district.

07375 460 705

ross.margetts@expuk.com

rossmargetts.exp.uk.com

BROKERED BY EXP UK

ARRANGE A VIEWING OF

5 Church Close

A five-bedroom family house in a quiet Ashington cul-de-sac, South Downs views included. Best understood in person.

5	3	2,500
BEDROOMS	BATHROOMS	SQ FT APPROX