



Price Range £775,000 - £800,000

Meiros Way, Ashington

**kw** **MARTIN LUNDY**  
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## Meiros Way, Ashington, RH20 3QB

Situated in one of Ashington's most desirable roads, this handsome property offers flexible, family-friendly living space in an excellent location. The primary school, playground, village church and cafe are only a few minutes walk away, with the local pub and shops also being close by. Older children catch a bus to Steyning Grammar and all local amenities will be found within a short drive.

The welcoming hallway opens onto a large living room with open fire and double doors onto a playroom. There's a separate dining room and a very smart kitchen with utility room off. Home workers will appreciate the study which overlooks the lawned front garden. All five bedrooms will take a double and two are ensuite. The principle bedroom also has a dressing area, plus air conditioning which helps to cool the whole of the upstairs when needed. The family bathroom has a separate shower and the recently replaced combi boiler combined with a high pressure water system makes this a great home for a large family, all getting ready at once.



The mature rear garden feels very secluded and offers space for children to play or for adults to relax with friends. There's driveway parking for two cars to the front, with further layby parking just around the corner. The current owners use the detached double garage as a home gym but it could just as easily be used to store a couple of cars or motorbikes.



## Meiros Way, Ashington, RH20

Approximate Area = 2139 sq ft / 198.7 sq m

Garage = 326 sq ft / 30.2 sq m

Total = 2465 sq ft / 228.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © Martin Lundy 2025. Produced for Lundy-Lester Ltd. REF: 18/22555



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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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</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 |           |

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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.