



Price Range £700,000 - £750,000
Posthorses, Ashington, RH20 3QF

kw **MARTIN LUNDY**
ESTATE AGENTS

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This immaculately presented property has been modernised, extended and improved by the current owner and offers family-friendly living space of almost 2000sq ft, within walking distance of all local amenities.

The driveway provides parking for a number of cars and there is a detached double garage. The double height entrance hallway with galleried landing feels very grand. The dual aspect living dining room is 33ft long and opens onto a stunning open plan kitchen / breakfast / family room with high spec integrated appliances, a luxurious island and a part vaulted ceiling. The wet underfloor heating helps keep this wonderfully sociable space nice and warm and there's a useful lobby leading off, perfect for feeding pets or for storing muddy boots after a walk. The ground floor study overlooks the front of the property.

Upstairs, three of the bedrooms are doubles, the fourth being a really good single, currently used as a second home office. The main bedroom features a dressing room, a very smart ensuite and a Juliet balcony overlooking the west facing rear garden. Bedroom two also has an ensuite, with a family bathroom serving the other two bedrooms. The landscaped garden has been designed with low maintenance in mind and is a great space in which to relax with family and friends.

The primary school is only a few minutes walk away, with older children catching a bus to Steyning Grammar from a couple of stops nearby. There is a choice of places to eat, or to grab a drink, with the village church, shops and cafe all close by.





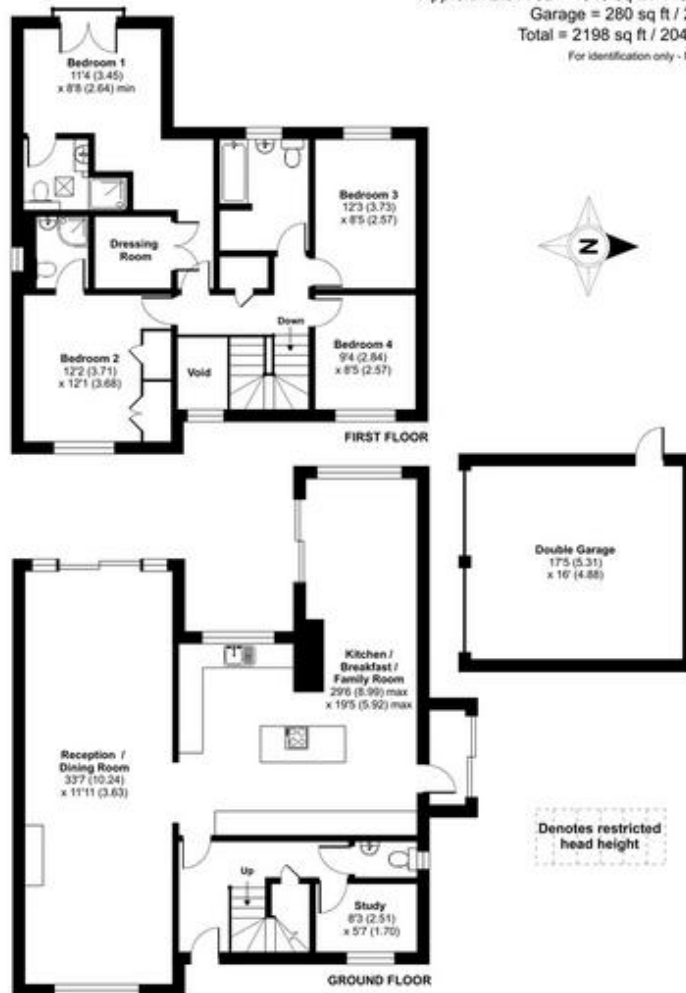
Posthorses, Ashington, RH20

Approximate Area = 1918 sq ft / 178.1 sq m

Garage = 280 sq ft / 26 sq m

Total = 2198 sq ft / 204.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © mchecorn 2025. Produced for Lundy-Lester Ltd. - REF: 1385710

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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	76 C	79 C
55-68	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.