



Foster Lane | Ashington | Pulborough RH20 3PG
Asking Price **£750,000**





We would love to present this substantial detached house with five bedrooms, three reception rooms and two en-suite's. This well presented home has the added benefit of west facing rear garden, two garages and off road parking, situated in Ashington close to the local school.



Key Features

- Detached House
- Five Bedrooms
- Two En-Suite Shower Rooms & Family Bathroom
- Good Sized Living Room & Family Room
- Good Sized Lounge & Dining Room
- Kitchen, Utility Room & Family Room
- Two Garages & Ample Off Road Parking
- Well Presented
- West Facing Rear Garden
- Close to Local School



5 Bedrooms



3 Bathrooms



3 Reception Rooms

INTERNAL

Entering into the spacious entrance hall sets the tone for the size and elegance of the rest of the house. The good-sized lounge features a bay window, providing plenty of natural light, and double doors leading into the dining room. This room offers lovely views over the rear garden and has direct access to the outside, making it perfect for entertaining. The kitchen boasts a good range of base and wall units, with integrated mid-level oven and grill, a five-ring induction hob and space for a dishwasher and fridge/freezer. It opens into the family room, which can be used as a playroom, study, or breakfast room, featuring sliding doors to the rear garden and an integral door to both garages. Adjacent is the utility room, offering additional storage and space for white goods, with convenient access to the cloakroom/wc.

Ascending to the first floor, you are greeted by a large landing area that leads to all five bedrooms. Four of these are double rooms, each with built-in wardrobes. The principal bedroom features a generous array of built-in wardrobes and an en-suite shower room for added luxury. Bedroom two also benefits from an en-suite shower room, while a well-appointed family bathroom services the remaining bedrooms, ensuring comfort and convenience for all family members.

EXTERNAL

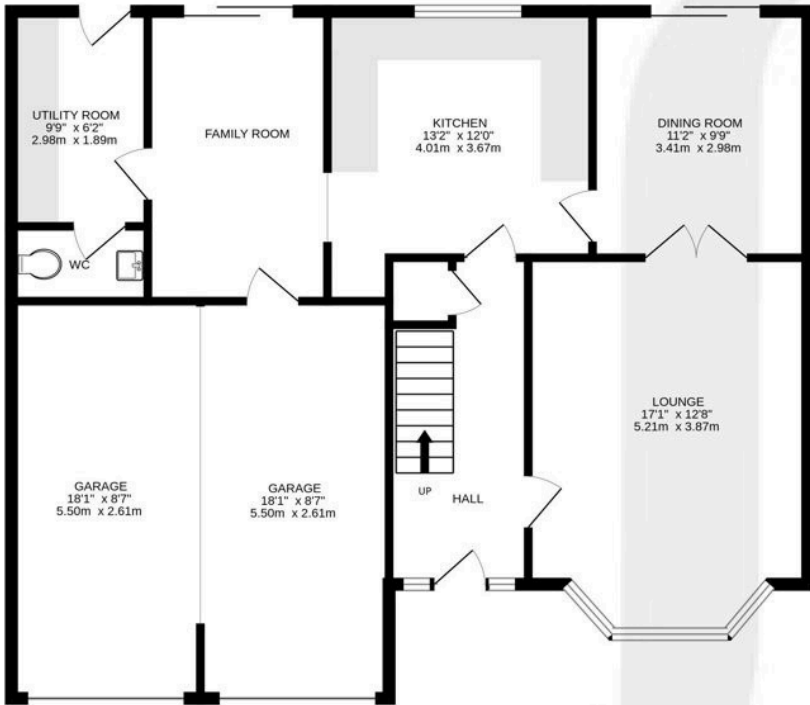
The property features a private driveway providing ample off-road parking and leading to both garages. The front garden is laid to lawn with attractive shrub borders. A standout feature of this home is the west facing rear garden, which is also laid to lawn and adorned with mature flowers and shrubs. This area includes a patio, perfect for entertaining, and offers gated side access for added convenience.

SITUATED

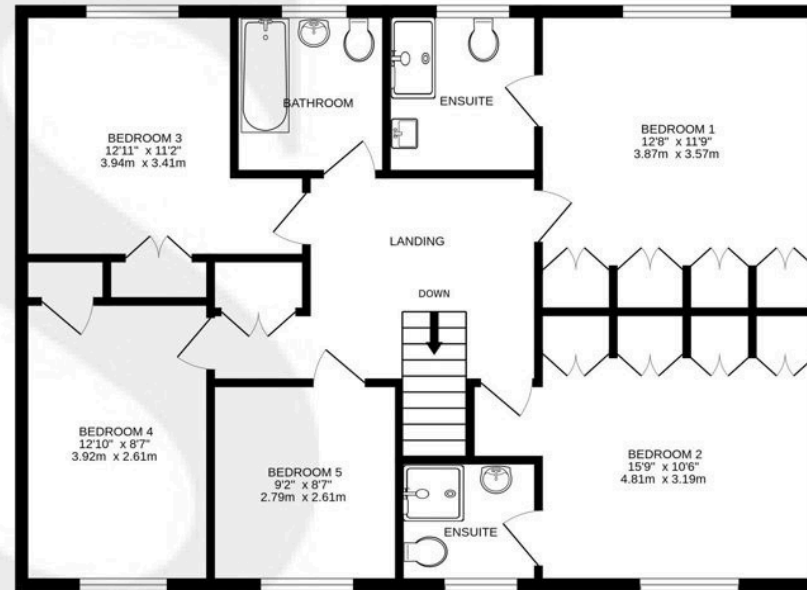
Ashington is a semi-rural village located North of Worthing and South of Horsham and has great road links to both. Ashington also benefits from a well respected Ashington C of E school, great local pub, local shops and pharmacy. Many countryside walks about the village resting on the South Downs National Park. Nearby the A24 provides easy access to the major towns of Horsham to the north and Worthing on the south coast, both provide excellent facilities. The nearest train stations can be found at Billingshurst or Pulborough, both just over 7 miles away, or at Horsham, just over 10 miles away, which also offers a thriving town centre. Additionally, Gatwick Airport lies approximately 27 miles away.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Property Details:

Floor area as quoted by EPC: 1,862 SqFt

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.