



Mill Lane | Ashington | RH20 3BX  
Guide Price **£850,000**





This enchanting home, set on a third of an acre, is full of character. With a versatile layout, it offers excellent annex potential, making it ideal for multi-generational living or flexible guest accommodation. The property includes four to five bedrooms, providing ample space for family living. Surrounded by beautifully landscaped grounds, this unique home combines spaciousness with warmth, making it a truly inviting and adaptable residence.



# Key Features

- Substantial Detached Bungalow
- Four/Five Bedrooms
- Living Room with Garden Views
- Sitting Room & Dining Room
- En-Suite to Main Bedroom
- Spacious & Versatile
- Potential Annex Option
- Double Garage & Ample Off Road Parking
- 0.7 Acre Plot
- South/West Facing Rear Garden



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Stepping into this home, you're greeted by a grand 15-foot reception hall that instantly reveals the spaciousness and thoughtful design within. Off this welcoming space, you'll find a versatile fourth bedroom or a cosy study, along with a well-sized cloakroom. Just a few steps down, the dual-aspect living and dining room awaits, featuring expansive views over the beautifully landscaped south-facing rear garden. Patio doors open directly onto the garden, making it a perfect space to blend indoor and outdoor living. The dining room also offers flexibility, as it could easily function as an additional bedroom if desired. The kitchen is generously sized, equipped with a range of fitted units for ample storage and workspace, and connected to a practical utility room, a boiler room, and an extra WC for added convenience.

A door from the upper hall leads to the inner hall, where you'll discover the luxurious main bedroom suite. This primary suite includes a spacious bedroom with a large picture window framing the rear garden, fitted wardrobes, and access to a dressing room complete with additional storage and an en-suite shower room. In this section of the home, you'll also find bedrooms two and three, both comfortable doubles, a family bathroom, a separate WC, and a serene sitting room with terrace access. This thoughtfully laid-out floor plan offers versatile spaces, making it ideal for both relaxation and entertaining, with every room designed to highlight the beautiful garden views and the home's spacious ambiance.

## EXTERNAL

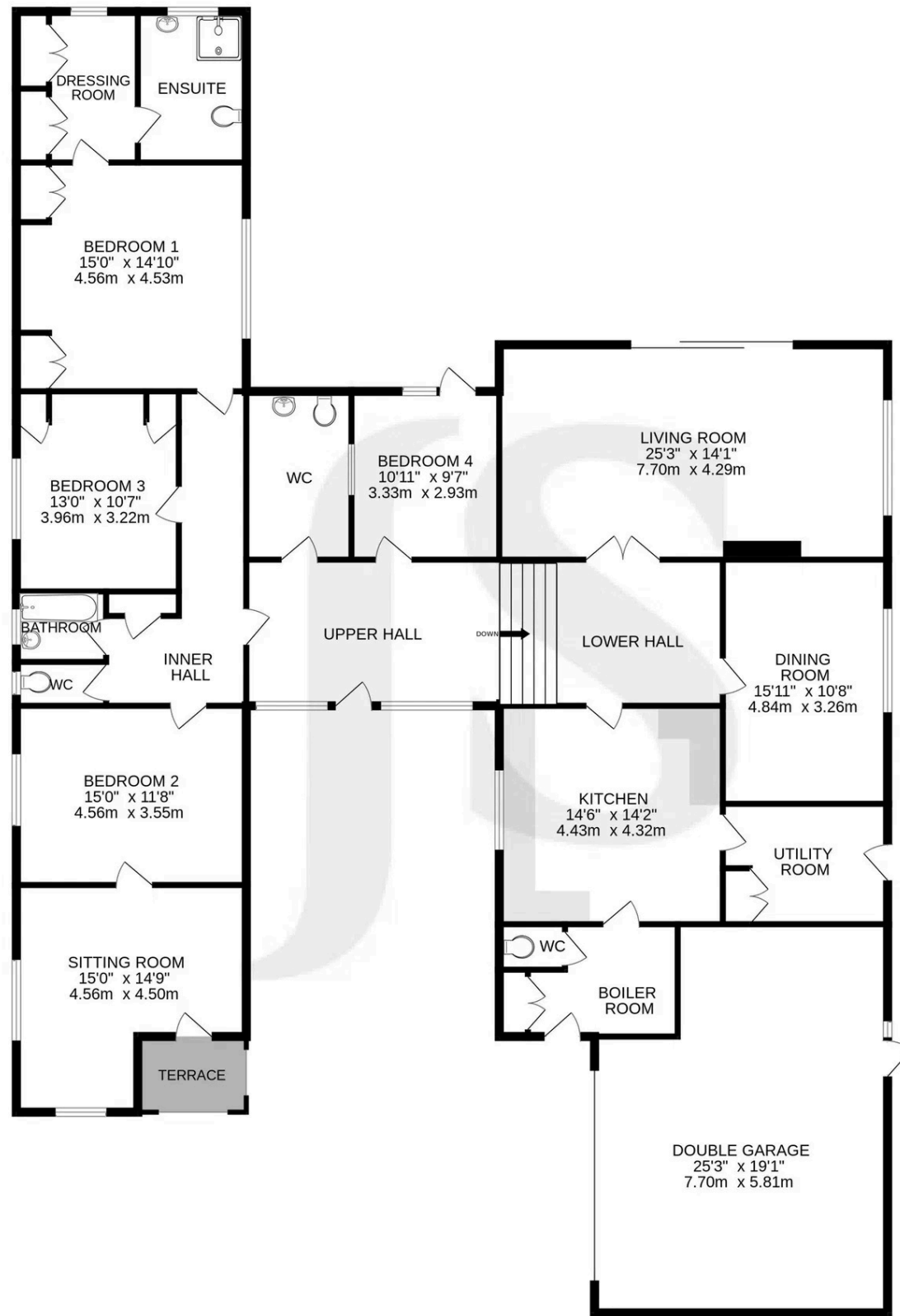
As you approach via the private, sweeping driveway, you'll be pleasantly surprised to discover this serene oasis, set amidst lush gardens, mature trees, and vibrant shrubs. The property boasts ample parking space, along with a double garage for added convenience. Gardens extend to both sides of the home, leading to the expansive south-facing rear garden, where trees along the boundary provide a natural screen, ensuring privacy. This outdoor space is perfect for entertaining, with a spacious patio area that invites gatherings, dining al fresco, or simply relaxing while surrounded by the beauty of the landscape.

## SITUATED

This property enjoys a prime location just a short walk from essential local amenities, including the primary school, a Co-op with a post office counter, a chemist and a church. The Red Lion pub is only moments away, offering a welcoming atmosphere for a casual drink or a meal out with family and friends.

Ashington is ideally positioned between the historic market town of Horsham to the north and the vibrant coastal town of Worthing to the south. Both Horsham and Worthing provide a wide array of amenities, including a diverse selection of restaurants, pubs, theatres, cinemas, and both local and high street shops. For recreation, there are excellent sporting facilities and ample opportunities to enjoy leisure activities. Nature enthusiasts will appreciate the nearby South Downs National Park, offering miles of scenic walking trails and bridle paths. Additionally, the area is well-connected by road, with easy access to Guildford, Brighton, Gatwick Airport, and the M25 motorway network, making travel throughout the region seamless.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 2812 Sq Ft

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.