



24 Rectory Close, Ashington - RH20 3LP
£575,000

24 Rectory Close, Ashington

- Sitting room with open fire and patio doors to garden
- Kitchen / dining room with integrated appliances
- Ground floor study and cloakroom
- Utility room
- Principal bedroom with fitted wardrobe and en-suite shower room
- Two further double bedrooms and a single bedroom
- Family bathroom
- Private gardens with various seating areas
- Single garage, driveway parking and EV charger

This impressive four bedroom detached house, located in a quiet cul de sac, offers spacious and versatile accommodation, ideal for modern living. The welcoming entrance hall leads to a generous sitting room, featuring an open fire that creates a cosy atmosphere, and patio doors that provide direct access to the garden. The well-appointed kitchen / dining room is fitted with a range of integrated appliances and is perfect for both every-day meals and entertaining. A ground floor study provides an excellent work-from-home solution, while the cloakroom and utility room add further practicality to the layout. Upstairs, the principal bedroom benefits from a fitted wardrobe and a stylish en-suite shower room. Two further double bedrooms, one with a fitted wardrobe, and a single bedroom are served by a contemporary family bathroom, ensuring comfortable accommodation for all.

The property is complemented by beautiful private gardens, thoughtfully landscaped to offer various seating areas for relaxation or al fresco dining. Mature planting and lawned areas provide a tranquil setting and a high degree of privacy. A single garage with electric roller door offers secure storage or parking, with additional driveway parking. For those with electric vehicles, an EV charger is conveniently installed. This superb home is ideally suited to people seeking both indoor comfort and attractive outdoor space, all within a desirable residential location.

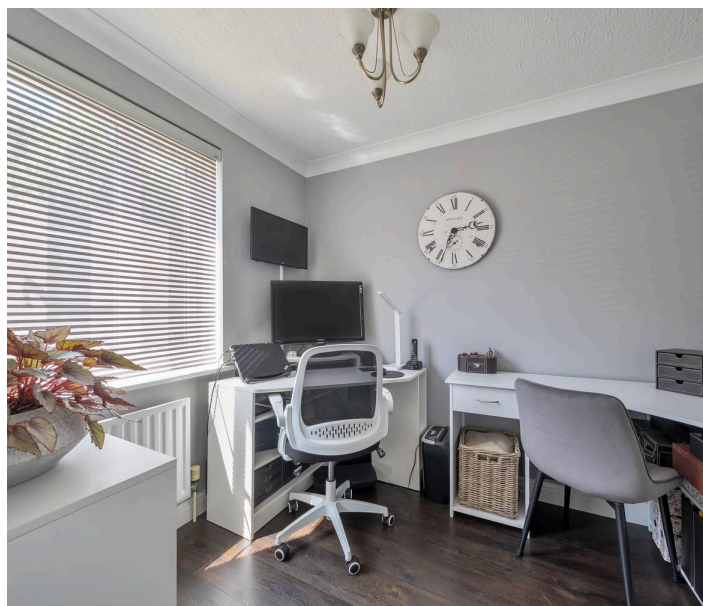


Ashington is an ideal location for many, with a Co-op and takeaway, active and busy community centre and the Ashington C of E school. There is also a BP petrol station with an M&S Foodstore. Situated adjacent to the A24 the village provides a convenient location for commuters with dual carriageway access north and south. The nearest station can be found at either Billingshurst or Pulborough just over 7 miles away each or Horsham just over 10 miles away, which also offers a thriving town centre whilst Gatwick lies approximately 27 miles away.

Council Tax band: F

Tenure: Freehold

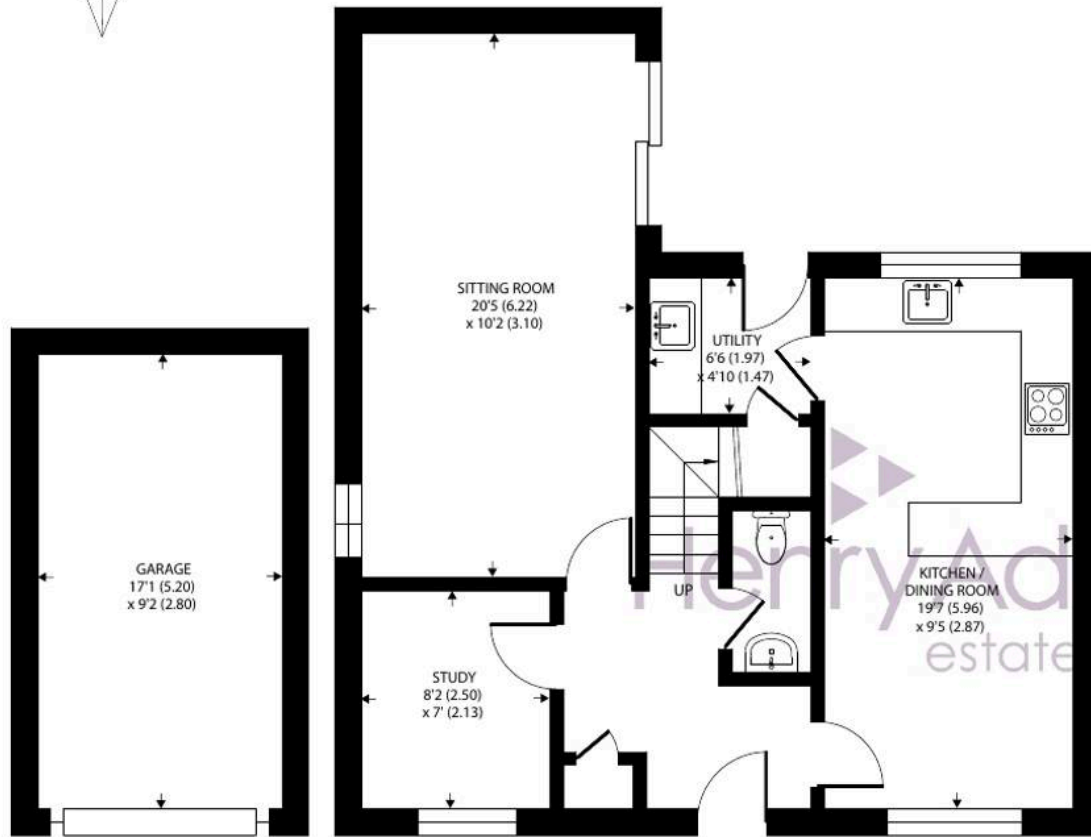
EPC Energy Efficiency Rating: C



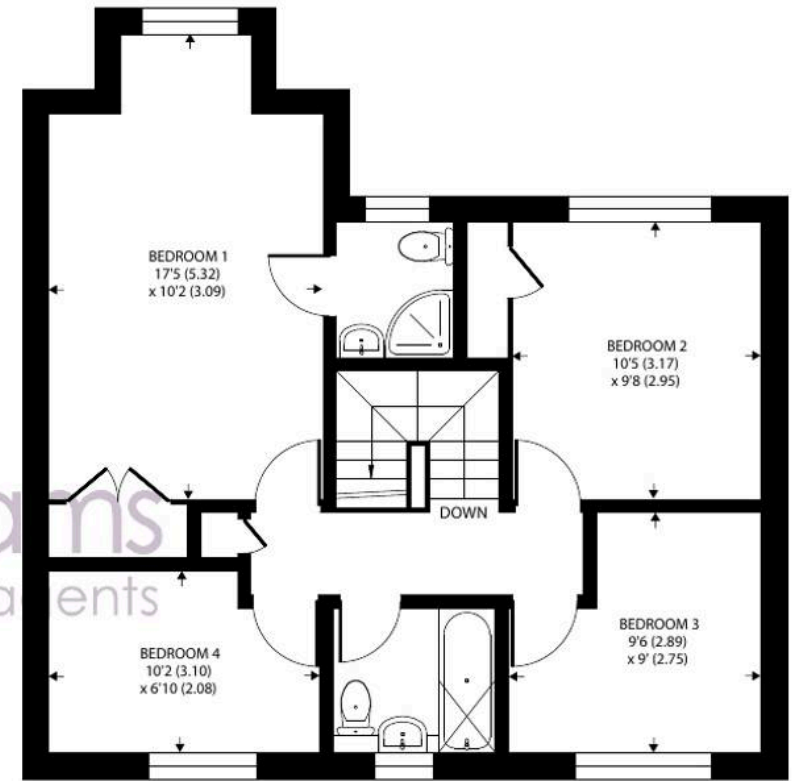








GROUND FLOOR



FIRST FLOOR

Approximate Area = 1232 sq ft / 114.4 sq m

Garage = 157 sq ft / 14.5 sq m

Total = 1389 sq ft / 128.9 sq m

For identification only - Not to scale





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