



Price Range £350,000 - £375,000

Rectory Lane, Ashington

kw **MARTIN LUNDY**
ESTATE AGENTS

Rectory Lane, Ashington RH20 3AS

Chain free, this handsome semi detached property offers character features within a lovely village location. Friendly and welcoming, Ashington is well placed for easy access to the coast or to Horsham and beyond. There are a number of shops in the village, plus a cafe, pub, Indian restaurant, church and primary school. Older children catch a bus to Steyning Grammar from a stop just down the road. With plenty of green space and some lovely walks, the village offers a wonderful lifestyle for young and old alike.

Set beyond a small garden, the cottage's front door leads straight into the large living room, with a cosy open fire and stairs heading upstairs. The breakfast kitchen has a range cooker and beamed ceiling, space for a table and chairs, plus access to the driveway and the rear garden behind it. There's a useful study and a downstairs loo. Upstairs, both bedrooms are doubles, one featuring a stunning vaulted ceiling. The bathroom is upstairs and the loft with ladder and boarding provides additional storage space.

Please note - some internal photos have been virtually staged, to help re-imagine the space.





Sands Cottage, Rectory Lane, Ashington, RH20

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale



Plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©-kylecom 2025. Produced for Lundy-Letter Ltd REF: 1420025



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		75 C
55-68	D	62 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.