

£400,000

21 Maypole Road, Ashurst Wood



- Terraced Family Home
- Three Bedrooms
- Two Reception Rooms
- Balcony
- Kitchen
- Bathroom and Separate W.C.
- Garden
- Ample Driveway Parking

For further information contact Garnham H Bewley:

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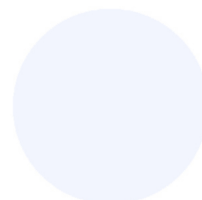
## 21 Maypole Road, Ashurst Wood, West Sussex RH19 3QN

Garnham H Bewley are pleased to present to the market this quirky three bedroom terraced family home situated within the ever popular village of Ashurst Wood. The property has been beautifully maintained by the current owners and offers ample living space and currently boasts lounge/dining room and kitchen to the first floor with access out onto the feature balcony, master bedroom, bedroom two and the family bathroom are also set on this floor. The ground floor offers the family room with a door leading onto the garden, third bedroom which is versatile in its use and separate W.C. The garden has been wonderfully landscaped providing a great area for entertaining and to the front there is ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a terraced family home. Please note there is a flying freehold to the property.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the separate W.C. and door into the family room with door leading onto the garden. Bedroom three/reception room is set to the front of the property.

The first floor consists of the kitchen which has been fitted with a range of wall and base level units with areas of work surfaces, sink with drainer, integrated oven, gas hob with extractor hood above, microwave, space for fridge/freezer, washing machine and a window to the rear aspect. The lounge/dining room has a window to the front and door onto the balcony. The master bedroom has the benefit of built in wardrobe and door leading to the balcony. Bedroom two overlooks the rear aspect with built in wardrobe. The family bathroom has been fitted with a panel enclosed bath with mixer taps and glass shower screen, wash hand basin, low level W.C., access to the airing cupboard and window to the rear aspect.

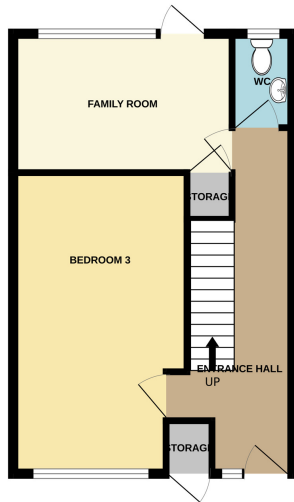
Outside the garden is fence enclosed and mainly laid to patio ideal for entertaining and a range of mature shrubs and borders. To the front there is ample driveway parking.



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# Accommodation

GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



**Ground Floor**  
**Entrance Hall**

**Downstairs W.C.**

**Family Room**  
12' 6" x 9' 4" (3.81m x 2.84m)

**Bedroom 3**  
16' 7" x 9' 6" (5.05m x 2.90m)

**First Floor**  
**Kitchen**  
9' 6" x 8' 0" (2.90m x 2.44m)

**Lounge/Dining Room**  
18' 3" x 13' 4" (5.56m x 4.06m)

**Balcony**  
**Bedroom 1**  
12' 4" x 12' 1" (3.76m x 3.68m)

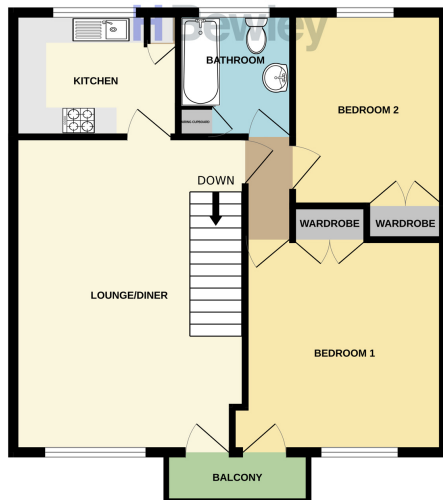
**Bedroom 2**  
11' 9" x 8' 9" (3.58m x 2.67m)

**Family Bathroom**

**Outside**  
**Garden**

**Driveway**

FIRST FLOOR  
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA: 1046 sq.ft. (97.2 sq.m.) approx.

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+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed

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