

Guide Price

£325,000

Garnham  
H Bewley

Ivy Dene Lane, Ashurst Wood



- Terraced Character Home
- Two Double Bedrooms
- Lounge with Log Burning Stove
- Kitchen/Breakfast Room
- Downstairs Bathroom
- New Roof
- Popular Village Location
- No Onwards Chain

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: [eastgrinstead@garnhamhbewley.co.uk](mailto:eastgrinstead@garnhamhbewley.co.uk)





## 3 Frugal Cottages, Ivy Dene Lane, Ashurst Wood, West Sussex RH19 3TN

Guide Price £325,000 to £335,000. Garnham H Bewley are pleased to present to the market this beautiful two bedroom character home which offers a wealth of charm and boasts lounge with log burning stove, kitchen/breakfast room, downstairs bathroom, two bedrooms to the first floor and handy loft area accessed by a loft ladder. There is also the added bonus of a new roof recently installed. The property is situated within the ever popular village of Ashurst Wood with great access to scenic walks across open countryside and a range of local shops, amenities and local primary school. The property is offered to the market with no onwards chain and internal viewings come highly recommended to fully appreciate this great example of a terraced character home.

The ground floor consists of front door into the lounge which has a feature log burning stove and window to the front aspect. The kitchen is situated to the rear of the property with a range of wall and base level units with areas of work surfaces, 1 1/2 bowl sink with drainer, integrated oven, electric hob with extractor hood above, fridge, freezer, space for washing machine, window to the rear aspect and door leading to the garden. The family bathroom is accessed by the kitchen and has been fitted with a freestanding bath with mixer taps, shower attachment and rainfall shower head, wash hand basin, low level W.C., radiator and window to the side aspect.

The first floor consists of the main bedroom with built in wardrobes and window to the front aspect. Bedroom two is set to the rear of the property with, access to the airing cupboard and loft ladder to the loft. The loft has the added bonus of skylight allowing for great natural light and access to eaves storage.

Outside the garden has patio area leading to a lawned garden with a range of mature shrubs and borders and right of access to the rear. To the front there is a path leading to the front door.



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# Accommodation

## Ground Floor

### Lounge

11' 10" x 11' 4" (3.61m x 3.45m)

### Kitchen/Breakfast Room

11' 10" x 10' 2" (3.61m x 3.10m)

### Family Bathroom

12' 11" x 4' 1" (3.94m x 1.24m)

## First Floor

### Main Bedroom

11' 10" x 11' 4" (3.61m x 3.45m)

### Bedroom 2

10' 11" x 7' 5" (3.33m x 2.26m)

## Second Floor

### Loft Area Outside Garden



TOTAL FLOOR AREA: 769 sq.ft. (71.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative of the general layout and should be used as a guide for the prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee is made for their operation or performance. See the plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(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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