

Guide Price

£475,000

Garnham  
H Bewley

4 Hammerwood Road, Ashurst Wood



- Character Home
- Three Bedrooms
- Annexe Area
- Kitchen/Breakfast Room
- Lounge and Dining Room
- Garage and Off Road Parking
- Courtyard
- No Onwards Chain

For further information contact Garnham H Bewley:

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## 4 Hammerwood Road, Ashurst Wood, West Sussex RH19 3TJ

Guide Price £475,000 to £500,000. Garnham H Bewley are pleased to present to the market this beautiful character family home nestled within the ever popular village of Ashurst Wood and has been altered by the current owners to provide a versatile living space having the benefit of an annexe area ideal for flexible living. The property boasts many character features with open fireplaces, exposed beams and cellar. There is also the added bonus of ample garage and off road parking. Internal viewings come highly recommended to fully appreciate this great example of a terraced character home.

The ground floor consists of front door into small entrance hall with door leading to the downstairs bathroom which has been fitted with a panel enclosed bath, wash hand basin, low level W.C., heated towel rail and fully tiled walls. The hallway leads through to the dining room with feature fireplace window to the rear aspect and access through to the lounge also with feature fireplace and window to the rear aspect. The kitchen/breakfast room has a range of wall and base level units with areas of work surfaces, integrated oven, electric hob with extractor hood above, space for fridge/freezer, washing machine, double aspect windows and door to side leading to the courtyard.

The first floor consists of the three bedrooms with bedrooms two and three both overlooking the rear aspect and the main bedroom benefits from a fitted wardrobe. Bedroom three is set to the front aspect.

The annexe area consists of a additional kitchen leading through to the conservatory providing dining space with access to a shower area and leading through to a lounge area. There is also loft stairs leading to the loft area.

Outside there is a courtyard used to approach the front door ideal for seating and the garage with off road parking.



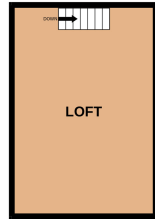
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# Accommodation

GROUND FLOOR  
1192 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA: 1875 sq.ft. (174.2 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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**Ground Floor**  
**Kitchen/Breakfast Room**  
15' 3" x 10' 9" (4.65m x 3.28m)

**Lounge**  
16' 5" x 11' 3" (5.00m x 3.43m)

**Dining Room**  
12' 5" x 11' 0" (3.78m x 3.35m)

**Bathroom**  
7' 6" x 4' 11" (2.29m x 1.50m)

**Annexe Kitchen Area**  
10' 8" x 7' 6" (3.25m x 2.29m)

**Conservatory**  
16' 2" x 10' 2" (4.93m x 3.10m)

**Annexe Lounge Area**  
14' 9" x 13' 10" (4.50m x 4.22m)

**Loft**

**Outside  
Courtyard**

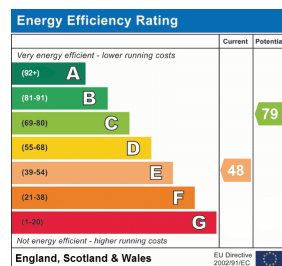
**Garage**  
17' 2" x 11' 2" (5.23m x 3.40m)

**Off Road Parking**



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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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