

Guide Price

£600,000

Garnham
H Bewley

2 Dirty Lane, Ashurst Wood



- Semi Detached Family Home
- Stunning Views Over Countryside
- Four Bedrooms
- Kitchen/Dining Room
- En-suite to the Master Bedroom
- Utility and Downstairs W.C.
- Spacious Rear Garden
- Outside Storage & Driveway Parking

For further information contact Garnham H Bewley:

Tel: 01342 410227 | Email: eastgrinstead@garnhamhbewley.co.uk



2 Dirty Lane, Ashurst Wood, West Sussex RH19 3RY

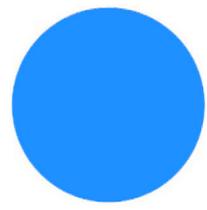
Garnham H Bewley are delighted to present to the market this spacious and well-appointed four-bedroom semi-detached family home, ideally positioned in a semi-rural setting along a tucked-away lane. The property enjoys stunning countryside views and access to scenic walks, while still offering excellent convenience for families, including easy access to the local primary school.

The accommodation provides light, stylish living space, enhanced by a half-converted garage which now creates an additional family room, seamlessly accessible from the lounge. The property currently comprises a lounge, family room, impressive 21ft x 11ft kitchen/dining room, utility room, downstairs W.C., four first-floor bedrooms, en-suite to the main bedroom, family bathroom, remaining garage storage and ample driveway parking. Internal viewings are highly recommended to fully appreciate the space, layout and location of this attractive family home.

The ground floor accommodation begins with a welcoming entrance hall, providing stairs to the first floor and access to the utility room, which offers space for a washing machine and tumble dryer, along with access to a W.C. The kitchen/dining room spans the full depth of the property and is fitted with a comprehensive range of wall and base units, work surfaces, space for a freestanding range cooker with extractor hood, fridge/freezer, integrated dishwasher and double-aspect windows providing an abundance of natural light. The lounge also extends from front to rear and features a front-facing window and patio doors opening onto the rear garden. From here, there is access to the newly created family room, formed from a partial garage conversion, offering an ideal space for a snug, playroom or additional reception area.

To the first floor, the main bedroom benefits from double-aspect windows with stunning countryside views and an en-suite comprising a panel-enclosed bath, shower cubicle, wash hand basin, low-level W.C., heated towel rail and rear-facing window. Bedrooms two and four are positioned to the front aspect, with bedroom four currently utilised as a home office, while bedroom three overlooks the rear garden. The family bathroom is fitted with a shower cubicle, wash hand basin, low-level W.C., heated towel rail and rear-facing window.

Externally, the gardens have been thoughtfully landscaped and feature a patio area ideal for outdoor seating, leading to a lawned garden with mature shrubs and borders. A further patio area is perfectly positioned to take full advantage of the open countryside views. To the side of the property is a covered side entrance providing useful storage for garden equipment. To the front, there is ample driveway parking leading to storage area, which is equipped with light, power and an electric rolling door. The property also benefits from an electric car charging point.

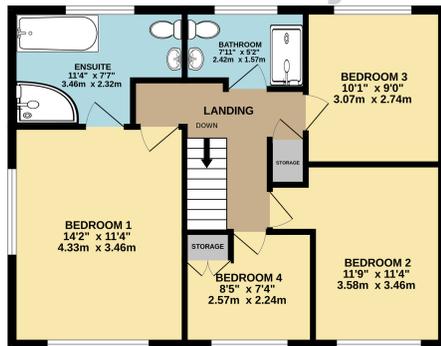


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GROUND FLOOR
867 sq.ft. (80.5 sq.m.) approx.



**Garnham
H Bewley**
1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1484 sq.ft. (137.8 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 is given as to their operability or efficiency can be given.
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Ground Floor Entrance Hallway

Lounge

21' 10" x 11' 4" (6.65m x 3.45m)

Family Room

13' 0" x 11' 7" (3.96m x 3.53m)

Kitchen / Diner

21' 10" x 11' 4" (6.65m x 3.45m)

Utility Room

8' 6" x 7' 11" (2.59m x 2.41m)

Downstairs WC

5' 7" x 2' 8" (1.70m x 0.81m)

First Floor Master Bedroom

14' 2" x 11' 4" (4.32m x 3.45m)

Ensuite

11' 4" x 7' 7" (3.45m x 2.31m)

Bedroom Two

11' 9" x 11' 4" (3.58m x 3.45m)

Bedroom Three

10' 1" x 9' 0" (3.07m x 2.74m)

Bedroom Four

8' 5" x 7' 4" (2.57m x 2.24m)

Bathroom

7' 11" x 5' 2" (2.41m x 1.57m)

Outside Storage Area

11' 7" x 8' 10" (3.53m x 2.69m)

Front & Rear Garden

Driveway



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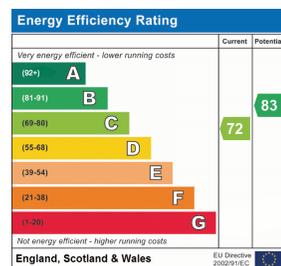


NEAREST STATIONS

East Grinstead Station - 2.4 miles

Dormans Station - 3.4 miles

Cowden Station - 4.5 miles



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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