

£568,000

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.
- Stunning Garden
- Garage and Driveway Parking

For further information contact Garnham H Bewley:

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



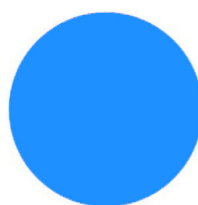
## 2 Dirty Lane, Ashurst Wood, West Sussex RH19 3RY

Garnham H Bewley are pleased to present to the market this spacious four bedroom semi detached family home set within a semi rural location within a tucked away lane providing stunning views and scenic walks over countryside but at the same time offering great access for families to the local primary school. The accommodation offers a light and stylish living space and currently boasts lounge, 21ft x 11ft kitchen/dining room, utility, downstairs W.C. four bedrooms to the first floor, en-suite to the master bedroom, family bathroom garage and ample driveway parking. Internal viewings come highly recommended to fully appreciate this great example of a semi detached family home.

The ground floor consists of front door into entrance hall with stairs leading to the first floor and access to the utility providing space for the washing machine, tumble dryer and access to the downstairs W.C. The kitchen/dining room spreads from the front 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, space for freestanding range cooker with extractor hood above, fridge/freezer, integrated dishwasher and double aspect windows. The lounge also spreads from the front to the rear of the property with a window to the front and patio doors leading onto the garden.

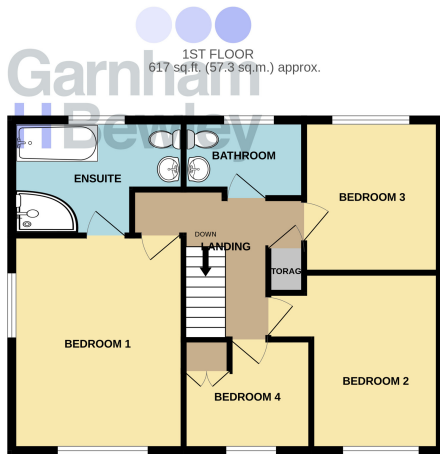
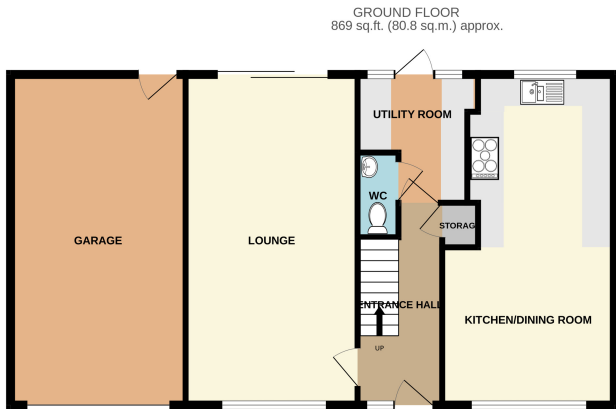
The first floor consists of the main bedroom with double aspect windows providing stunning views over the countryside and access into the en-suite which has been fitted with a panel enclosed bath, shower cubicle, wash hand basin, low level W.C., heated towel rail and window to the rear aspect. Bedrooms two and four are both set to the front aspect which the fourth bedroom is currently fitted as an office space and bedroom three overlooks the rear garden. There is also the family bathroom which has been fitted with a shower cubicle, wash hand basin, low level W.C. heated towel rail and window to the rear aspect.

Outside the gardens have been well landscaped with patio area ideal for seating and leading to a lawned garden with a range of mature shrubs and borders. There is a further patio area ideally situated providing views over the open countryside. To the side there is a covered side entrance that provides storage for garden equipment and to the front there is driveway parking leading to the garage which comes complete with light, power and electric rolling door and there is also a electric car charging point.



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# Accommodation



TOTAL FLOOR AREA: 1486 sq.ft. (138.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 Entrance Hall

### Utility

8' 6" x 7' 3" (2.59m x 2.21m)

### Downstairs W.C.

### Kitchen/Dining Room

21' 11" x 11' 5" (6.68m x 3.48m)

### Lounge

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

## First Floor Landing

### Main Bedroom

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

### En-suite

11' 5" x 7' 7" (3.48m x 2.31m)

### Bedroom 2

11' 11" x 8' 11" (3.63m x 2.72m)

### Bedroom 3

10' 1" x 8' 10" (3.07m x 2.69m)

### Bedroom 4

8' 4" x 7' 4" (2.54m x 2.24m)

### Family Bathroom

8' 5" x 5' 5" (2.57m x 1.65m)

## Outside Garden

### Garage

22' 10" x 11' 7" (6.96m x 3.53m)

## Driveway



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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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