



2 Covert Mead | Ashington | West Sussex | RH20 3PR





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£725,000

An immaculately presented five bedroom detached family home occupying this quiet cul-de-sac location, set within the village of Ashington with its shops, church, pub and primary school. Internally, the accommodation extends to 2312sqft comprising: dual aspect lounge, dining room, study, kitchen, uPVC conservatory, feature first floor galleried landing, en-suite to main bedroom and bedroom 2 and a family bathroom. Outside, there is parking for two vehicles leading to an attached double garage, with south aspect rear garden and terrace.

- Five Bedroom Detached Family Home
- Dining Room
- Conservatory
- South aspect Rear Garden and Terrace
- Sought after Cul-de-Dac Location
- Study
- Ground Floor Cloakroom
- Driveway parking for two Vehicles
- Extending to 2312 sqft
- Kitchen with integrated appliances
- Galleried Landing
- Attached Double Garage
- Dual aspect Sitting Room
- Utility Room
- En-suites to Main & Bedroom Two
- Viewing Recommended

Entrance uPVC double glazed front door to:

Entrance Hall Understairs recess area, radiator, cloaks cupboard.

Dual Aspect Sitting Room 22' 8" into bay" x 13' 1" (6.91m x 3.99m) Feature cast iron coal effect fireplace (not currently connected) with marble surround and slate hearth, uPVC double glazed window bay, two radiators, double glazed doors leading to:

Conservatory 10' 0" x 7' 8" (3.05m x 2.34m) Of brick and uPVC construction, doors leading to rear garden.

Dining Room 12' 10" into bay" x 12' 2" (3.91m x 3.71m) Radiator, uPVC double glazed window bay.

Study 8' 6" x 7' 9" (2.59m x 2.36m) Radiator, double glazed window, door leading to double garage.

Kitchen/Breakfast Room 13' 7" x 11' 6" (4.14m x 3.51m) Extensive range of wall and base units, black granite style working surfaces with inset one and a half bowl stainless steel single drainer sink unit with swan neck mixer tap, integrated appliances comprising: stainless steel fan assisted electric oven and separate grill, inset four ring gas hob with extractor over, part tiled walls, integrated dishwasher, integrated fridge, range of eye-level cupboards, fitted breakfast bar, radiator,

pine style flooring, double glazed windows overlooking gardens.

Utility Room 8' 11" x 6' 9" (2.72m x 2.06m) Stainless steel single drainer sink unit, space and plumbing for washing machine and dishwasher, eye-level cupboards, space for American style fridge/freezer, radiator, door to side access.

Ground Floor Cloakroom Low level flush w.c., pedestal wash hand basin, radiator, double glazed window.

Stairs to:

Spacious Galleried Landing Cupboard housing pressurised cylinder, access to loft space.

Main Bedroom 23' 0" maximum" x 17' 11" maximum" (7.01m x 5.46m) Double glazed windows, built-in wardrobe cupboards, ceiling fan, two radiators, walk-in dressing area with built-in wardrobe cupboards, door to:

En-Suite Bathroom Corner bath, pedestal wash hand basin, low level flush w.c., bidet, fully tiled walls, separate enclosed shower cubicle with fitted independent shower unit.

Bedroom Two 11' 9" x 10' 6" (3.58m x 3.2m) Radiator, double glazed windows, built-in floor to ceiling wardrobe cupboards, door leading to:

En-Suite Shower Room Fully enclosed shower unit with fitted independent shower, low level flush w.c., pedestal wash hand basin, fully tiled walls.

Bedroom Three 13' 9" maximum" x 10' 6" (4.19m x 3.2m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Four 10' 6" x 9' 7" (3.2m x 2.92m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Five 10' 2" x 8' 8" (3.1m x 2.64m) Radiator, double glazed windows, built-in wardrobes.

Family Bathroom Double glazed window, panel enclosed bath, pedestal wash hand basin, low level flush w.c.

Outside

Front Garden Tarmac driveway parking for two vehicles, leading to:

Attached Double Garage 18' 3" x 16' 10" (5.56m x 5.13m) Twin metal up and over doors, wall-mounted gas boiler, cupboard housing electric meters, door to side access.

Rear Garden South facing with large paved terraced area with steps down to shaped lawned area, screened by fence panelling and brick walling.

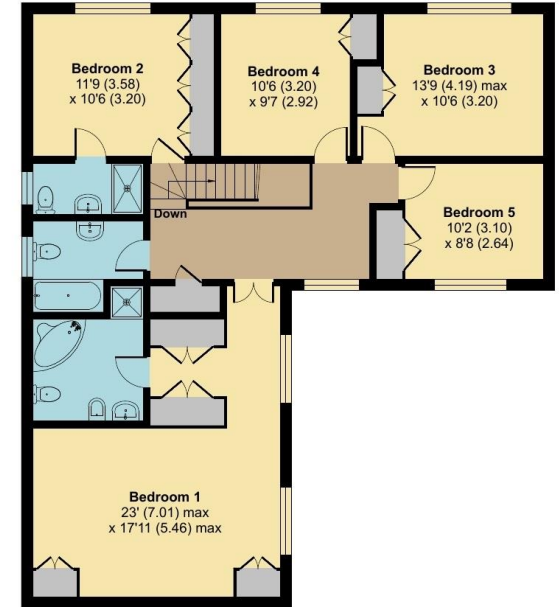
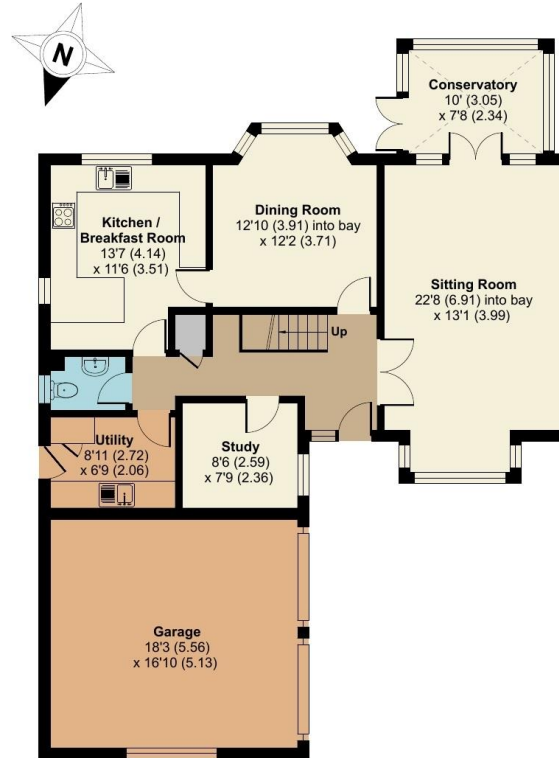
EPC Rating: Band C.





Covert Mead, Ashington, Pulborough, RH20

Approximate Area = 2131 sq ft / 198 sq m
 Garage = 308 sq ft / 28.6 sq m
 Total = 2439 sq ft / 226.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1230155



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