

**2 Windmill Place**  
**Ashington, West Sussex**



**CHURCHILL**  
**COUNTRY & EQUESTRIAN**



## 2 Windmill Place, Rectory Lane, Ashington, Pulborough, West Sussex, RH20 3LF | Monthly Rental of £1,500

A spacious and well-presented 3-bedroom semi-detached house with a large garage in the village of Ashington.

The property comprises a useful utility / boot room and downstairs cloakroom which leads through to the kitchen with a range of fitted units and integrated appliances. From the kitchen is a good-sized dining room leading through to the living room with a log burning stove. On the first floor there are two spacious double bedrooms and a large family bathroom with a bath and shower. On the 2<sup>nd</sup> floor there is a further double bedroom with built in storage. Outside, the garden is laid to lawn with a small patio area and a shed. There is ample off-road parking for a number of vehicles. Available August 2021, unfurnished.

2 Windmill Place is located in the village of Ashington with its village store, primary school and pub. The larger town of Horsham lies 9 miles north and Haywards Heath lies 14 miles east, and both offer a wider range of shopping and recreational facilities. Horsham station provides a comprehensive commuter service to London Victoria in just under an hour. Furthermore, the nearby A24 provides easy access to the main motorway network. There are a range of excellent schools in the area including Ashington C of E First School, Steyning Grammar School, Windlesham House School, Pennthorpe School and Cottesmore School. *Photos Sept 2016 – to be updated.*







### Viewing strictly by appointment through the Landlords' Sole Agents

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.