



Hillcrest Close, Ashington, West Sussex, RH20 3LE



woodlands



Situated in the heart of the vibrant village of Ashington, just a few miles north of Storrington on the edge of the South Downs National Park, this spacious one bedroom first floor apartment is brought to the market with no onward chain, and provides the new owners wonderful scope to modernise and enhance. Suitable for both first time buyers and professional investors thanks to it's new 125 year lease that will be established on completion for the benefit of the new owner.

Ashington has a wonderful community with bus and road links to Worthing, Horsham, Crawley and beyond, for those that are looking for the peaceful pace of village life with the added benefit of some great local amenities with village shops, pub, a community centre and primary school.

Accessed by a communal entrance hall, stairs lead to the first floor. The property comprises an entrance hall with a generous storage cupboard measuring 5ft deep, leading into a spacious living/dining room, with a separate kitchen beyond. The bedroom is a large double with a separate bathroom completing the internal accommodation.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

**COMMUNAL ENTRANCE**

**STAIRS TO:**

**FIRST FLOOR**

**ENTRANCE HALL**

**STORE CUPBOARD 5'09" x 2'10" (1.75m x 0.86m)**

**LIVING/DINING ROOM 15'06" x 10'09" (4.72m x 3.28m)**

**KITCHEN 7'09" x 10'09" (2.36m x 3.28m)**

**BEDROOM 12'07" x 10'04" (3.84m x 3.15m)**

**BATHROOM 6'09" x 7'0" (2.06m x 2.13m)**

**OUTSIDE**

**COMMUNAL GROUNDS**

**OUTGOINGS**

**LEASE LENGTH: NEW 125 YEAR LEASE**

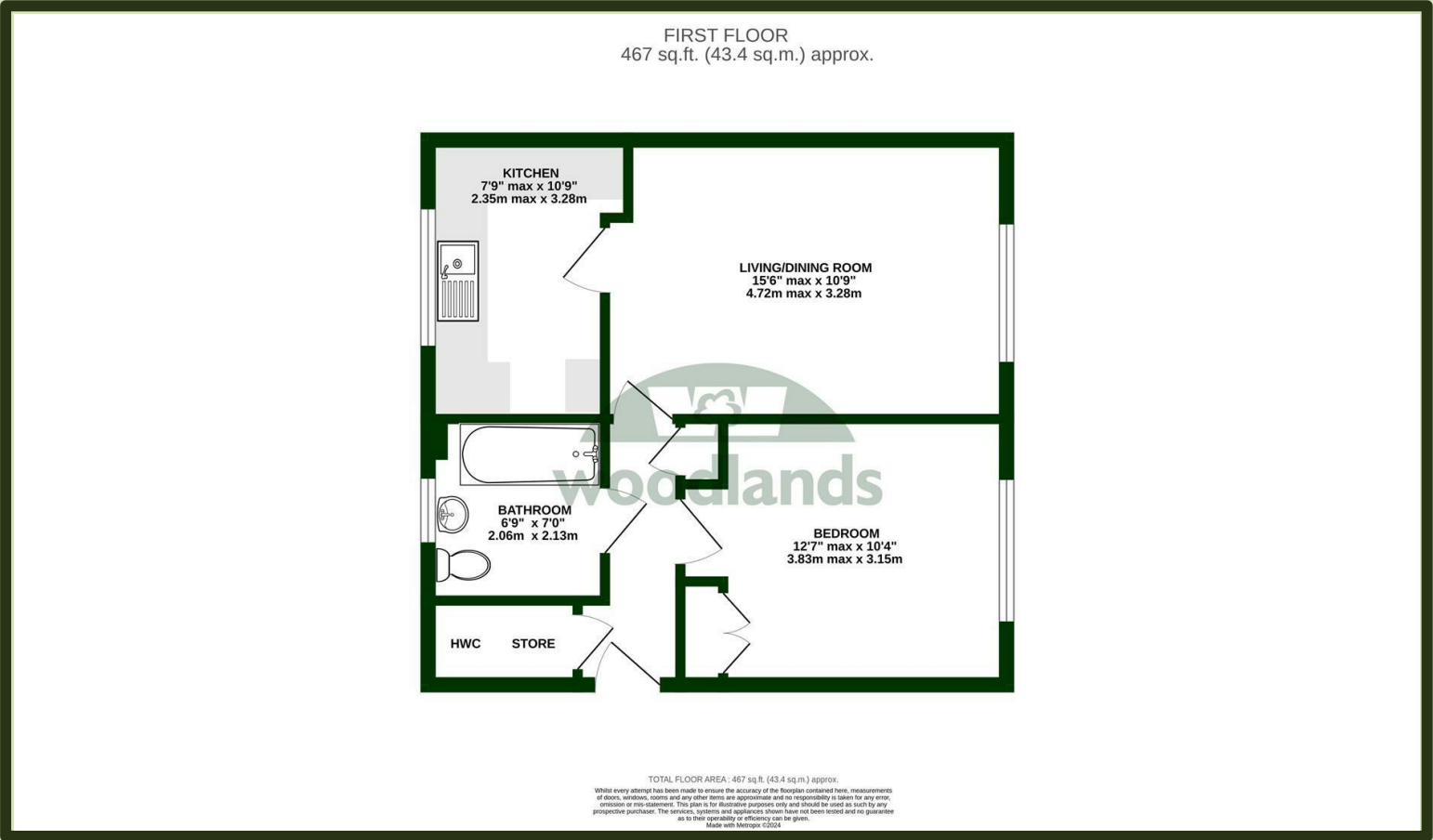
**SERVICE CHARGE: £1,139.27 PER ANNUM**

**GROUND RENT: NONE PAYABLE**

**NO ONWARD CHAIN**



[www.woodlands-estates.co.uk](http://www.woodlands-estates.co.uk)



LOCATION: Ashington village is a quiet residential area that offers a range of amenities including shops, schools, and local pubs. The village is surrounded by beautiful countryside, making it popular with walkers and outdoor enthusiasts. Ashington village offers a peaceful and picturesque setting, with a strong sense of community.

DIRECTIONS: From Horsham town centre proceed in a southerly direction along Worthing Road B2237. At the Hopoast roundabout turn left onto the A24, following signs to Worthing. Stay on the A24 for approximately 8 miles and exit towards Ashington/Billingshurst/B2133 from A24. At the roundabout, take the third exit onto B2133. At the next roundabout, take the first exit onto London Road. Take the sixth turning on the right into Hillcrest Drive. Take the first right into Hillcrest Close.

COUNCIL TAX: Band B.

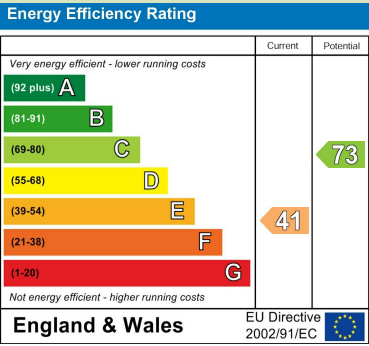
EPC Rating: E.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.