

# Awaiting photo

**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£525,000**

**Freehold**

3x  1x  2x 

Rock Road, Washington, West Sussex,  
RH20

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# Accommodation

## GROUND FLOOR

- Hall
- Kitchen/Breakfast Room: 14'4 x 11'0 (4.37m x 3.36m)
- Lounge: 12'2 x 12'0 (3.71m x 3.66m)
- Snug: 10'8 x 9'6 (3.25m x 2.90m)
- Rear Porch: 8'2 x 4'1 (2.49m x 1.25m)
- Cloakroom

## FIRST FLOOR

- Landing
- Bedroom 1: 12'2 x 11'7 up to fitted wardrobes (3.71m x 3.53m)
- Bedroom 2: 11'2 x 10'0 (3.41m x 3.05m)
- Bedroom 3: 10'2 x 6'8 (3.10m x 2.03m)
- Bathroom

## OUTSIDE

- Driveway
- Front Garden
- Side garden
- Rear Garden
- Storage Room
- Out building

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## Main features

- **Grade 2 listed detached cottage with plenty of character features**
- **Conveniently located near the A24**
- **Within walking distance of South Downs National Trust Warren Hill**
- **Outbuildings and large plot**
- **No onward chain**



### Nearest Schools

Primary Schools: Steyning Grammar lower school Rock Road site (years 7 & 8) and Thakeham Primary both 1.7 miles, Ashington C of E School 3.0 miles, St Mary's C of E Primary 1.2 miles



### Transport Information

Train Stations: Pulborough 5.3 miles, Amberley 6.0 miles, Billingshurst 7.0 miles



### Address

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### Directions

For directions to this property please contact us.

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Call Ashington Branch 01903 891444 ■ [cubittandwest.co.uk](https://cubittandwest.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



23603586/20250106/HM1/SCA