



**Guide Price**  
**£675,000**

**Freehold**

5x  4x  2x 

**Timberlea Close,  
Ashington, West Sussex,  
RH20**

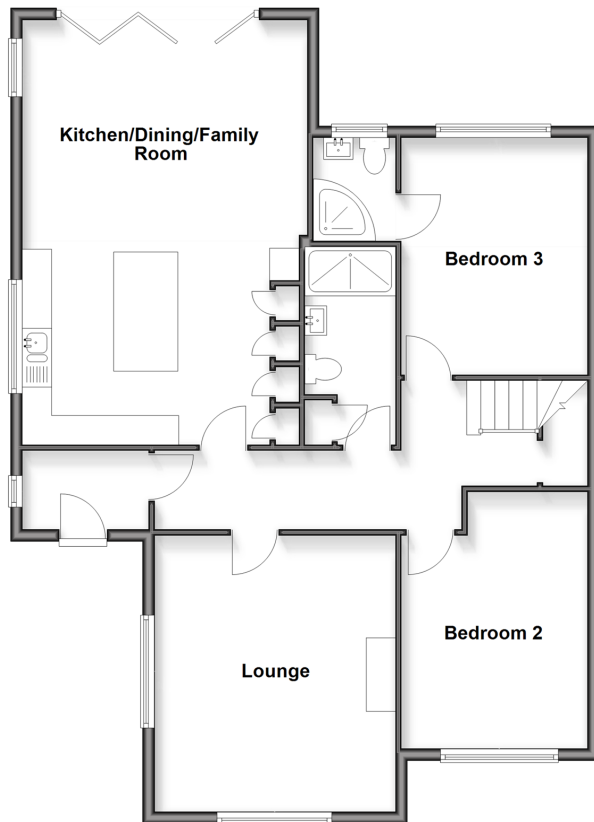
**OVER 60?**

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

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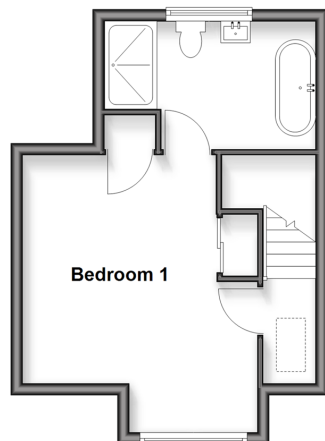
## Ground Floor

Approx. 105.6 sq. metres (1137.0 sq. feet)



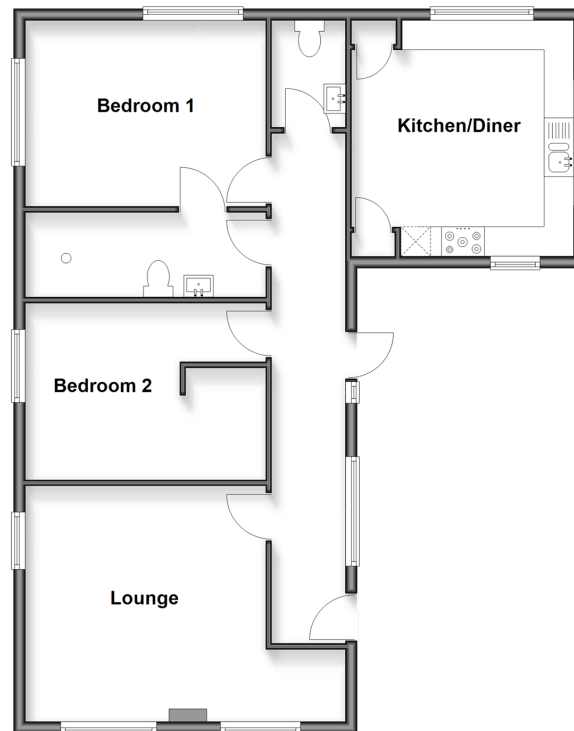
## First Floor

Approx. 29.3 sq. metres (315.6 sq. feet)



## Annexe

Approx. 80.4 sq. metres (865.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Shower Room/Utility

Kitchen/Dining/Family Room: 23'3 x 15'6  
(7.09m x 4.73m)

Lounge: 15'4 x 13'4 (4.68m x 4.07m)

Bedroom 3: 14'3 x 10'3 (4.35m x 3.13m)

Bedroom 2: 13'3 x 10'1 (4.04m x 3.08m)

En Suite Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 15'3 x 13'11 up to fitted  
wardrobes (4.65m x 4.24m)

En Suite Bathroom

### ANNEXE

Entrance Hall

Kitchen/Diner: 13'0 x 12'3 (3.97m x 3.74m)

Lounge: 13'11 x 13'5 (4.24m x 4.09m)

Jack & Jill Wet Room

Bedroom 1: 13'3 x 10'3 (4.04m x 3.13m)

Bedroom 2: 9'8 x 8'5 (2.95m x 2.57m)

Dressing Area: 6'10 x 4'9 (2.08m x 1.45m)

### OUTSIDE

Driveway

Rear Garden



## Main features

- Well presented property with a detached annexe, suitable for wheelchair users
- Large secluded plot in a central location
- Great opportunity for multi generation living
- Fabulous 23'3 kitchen/dining/family room, the perfect heart of the home
- Large driveway for several vehicles



### Nearest Schools

Primary Schools: Ashington C of E School 0.6 miles.

Secondary Schools: Steyning Grammar Lower School, Rock Road site 3.1 miles, Upper School, Shooting Field site 5.2 miles.



### Transport Information

Train Stations: Billingshurst 9.7 miles, Horsham 15.2 miles.



### Address

Timberlea Close, Ashington, West Sussex, RH20



### Directions

For directions to this property please contact us.



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

EPC RATING

CURRENT: C(70) POTENTIAL: C(77)

23600817/20260216/LI/HM1