

**OVER 60?**

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



**Guide Price**

**£385,000**

**Freehold**

3x  1x  1x 

Warminghurst Close, Ashington, West

Sussex, RH20

**cubitt & west**  
Helping you move forwards



## Main features

- Modern family home in a sought after cul de sac location
- Spacious lounge/dining room with patio doors to the secluded rear garden
- Convenience of en suite shower room to bedroom 1
- No onward chain! Garage en bloc plus parking in front

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Cloakroom  
 Kitchen: 12'0 x 7'7 (3.66m x 2.31m)  
 Lounge/Dining Room: 16'7 x 14'7 (5.06m x 4.45m)

### FIRST FLOOR

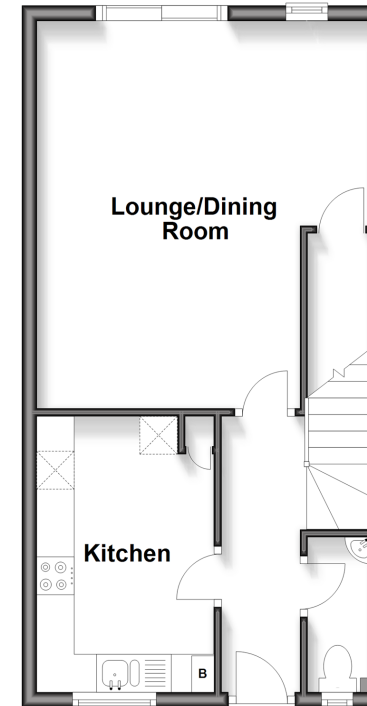
Landing  
 Family Bathroom  
 Bedroom 1: 13'3 x 11'6 (4.04m x 3.51m)  
 En Suite Shower Room  
 Bedroom 2: 12'0 x 8'2 (3.66m x 2.49m)  
 Bedroom 3: 8'9 x 6'2 (2.67m x 1.88m)

### OUTSIDE

Garage en bloc  
 Off Road Parking  
 Front & Rear Gardens

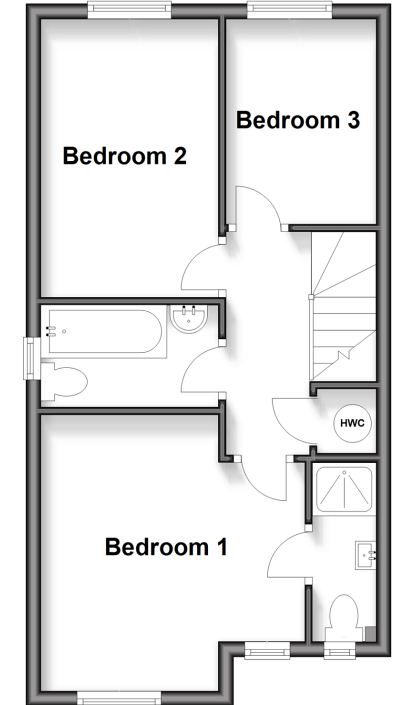
### Ground Floor

Approx. 39.6 sq. metres (426.3 sq. feet)



### First Floor

Approx. 38.7 sq. metres (416.4 sq. feet)



**Call Ashington - 01903 891444 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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