

**OVER 60?**

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



**Guide Price**

**£775,000**

**Freehold**

5x  3x  3x 

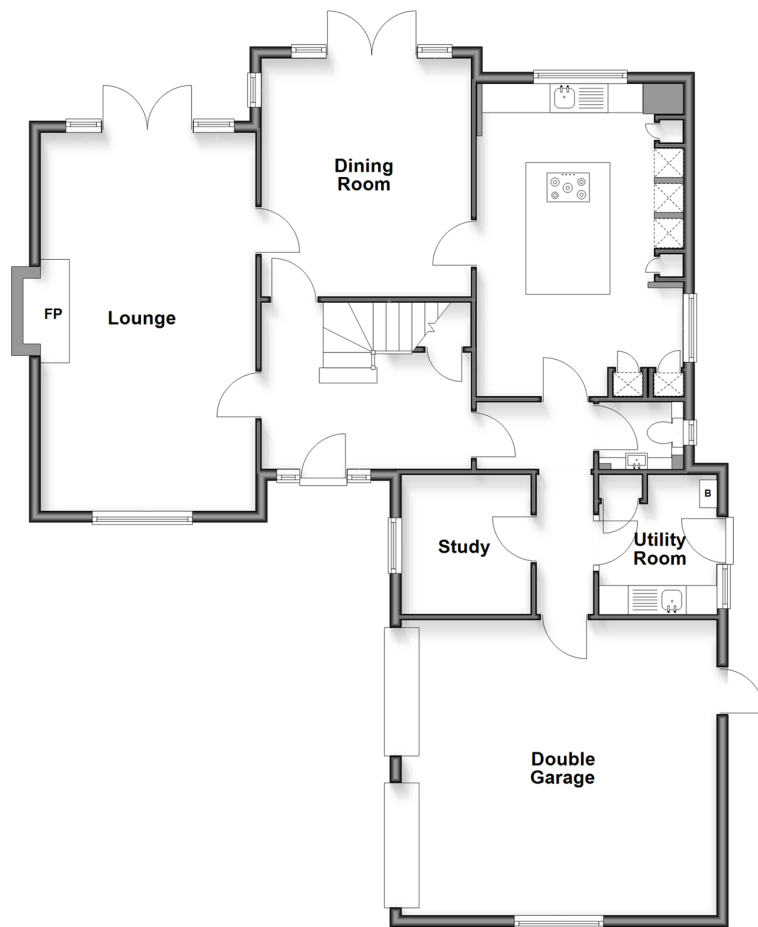
Rectory Close, Ashington, West Sussex,

RH20

**cubitt & west**  
Helping you move forwards

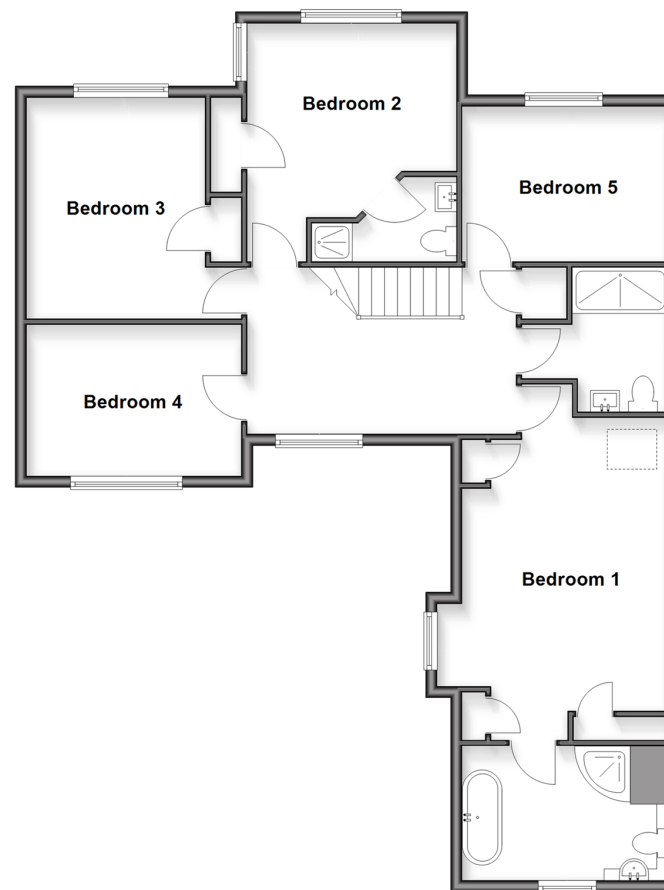
## Ground Floor

Approx. 116.5 sq. metres (1254.5 sq. feet)



## First Floor

Approx. 98.9 sq. metres (1064.6 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 21'3 x 12'1 (6.48m x 3.69m)

Dining Room: 13'6 x 11'8 (4.12m x 3.56m)

Kitchen/Breakfast Room: 17'7 x 11'6 (5.36m x 3.51m)

Inner Hallway

Cloakroom

Utility Room: 7'8 x 6'6 (2.34m x 1.98m)

Study: 8'4 x 7'3 (2.54m x 2.21m)

### FIRST FLOOR

Galleried Landing

Family Shower Room

Bedroom 2: 11'9 up to fitted wardrobes x 10'7 (3.58m x 3.23m)

En Suite Shower Room

Bedroom 3: 12'3 x 10'1 up to fitted wardrobes (3.74m x 3.08m)

Bedroom 4: 12'1 x 8'8 (3.69m x 2.64m)

Bedroom 5: 11'7 x 8'8 (3.53m x 2.64m)

Bedroom 1: 15'8 x 11'9 (4.78m x 3.58m)

En Suite Bathroom

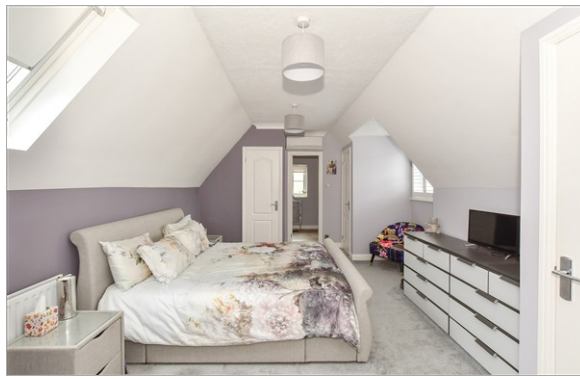
### OUTSIDE

Double Garage: 17'4 x 17'4 (5.29m x 5.29m)

Front Garden

Driveway

Rear Garden



## Main features

- Spacious executive home built by Hillreed Homes, enjoying a quiet cul de sac position
- Significantly improved with high specification kitchen/breakfast room with quartz worktops and NEFF appliances
- Secluded rear garden backing onto woodland
- Refitted shower room and en suites throughout, air conditioning in two bedrooms
- Double garage and driveway



### 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

Rectory 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



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