



**Guide Price**  
**£400,000**

**Freehold**

2x  1x  2x 

**Hammerwood Road,  
Ashurst Wood, West  
Sussex, RH19**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Guide Price £400,000-£425,000
- Semi detached house with period features throughout
- Generous and private rear garden
- First time on the market in 40 years
- Plenty of off road parking for guests
- Sought after village location - a short distance to local amenities and famous country walks

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Utility Room  
Kitchen: 12'3 x 7'5 (3.74m x 2.26m)  
Lounge: 14'2 x 11'8 (4.32m x 3.56m)  
Dining Area: 11'7 x 8'4 (3.53m x 2.54m)

### FIRST FLOOR

Landing  
Bedroom 1: 11'8 x 11'4 (3.56m x 3.46m)  
Bathroom

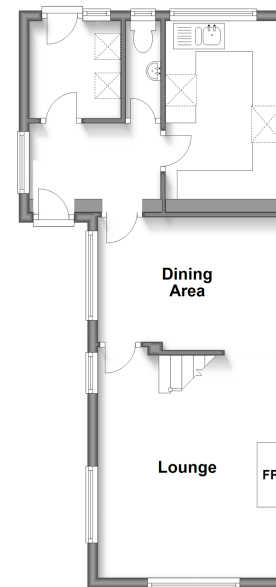
### SECOND FLOOR

Bedroom 2: 14'1 x 11'7 (4.30m x 3.53m)

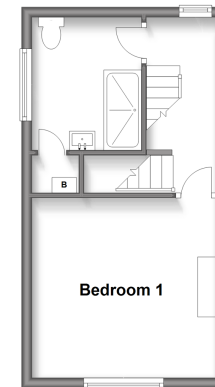
### OUTSIDE

Front & Rear Gardens  
Driveway

**Ground Floor**  
Approx. 44.2 sq. metres (475.6 sq. feet)



**First Floor**  
Approx. 25.4 sq. metres (273.3 sq. feet)



**Second Floor**  
Approx. 15.6 sq. metres (168.1 sq. feet)



**Call East Grinstead - 01342 314324 ■ [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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