



**Price**

**£425,000**

**Freehold**

2x  2x  2x 

**Church Close,  
Ashington, Pulborough,  
West Sussex, RH20**



**Video Tour available**

**cubitt&west**  
Helping you move forwards





## Main features

- Modern semi-detached house in a desirable quiet close situated in the heart of the village
- Ideal for a multitude of types of buyers
- GCH, double glazing, garage & parking
- Delightful rear garden
- Close to the countryside

## Accommodation

### GROUND FLOOR

**Entrance hall**

**Cloakroom**

**Lounge:** 12'1 x 11'7 minimum (3.69m x 3.53m)

**Dining Room:** 8'5 x 7'8 (2.57m x 2.34m)

**Conservatory:** 11'0 x 9'7 (3.36m x 2.92m)

**Kitchen:** 10'5 x 9'0 (3.18m x 2.75m)

### FIRST FLOOR

**Bedroom 1:** 11'5 x 9'4 up to fitted wardrobes (3.48m x 2.85m)

**En-suite shower room**

**Bedroom 2:** 11'8 x 8'7 (3.56m x 2.62m)

**Bathroom**

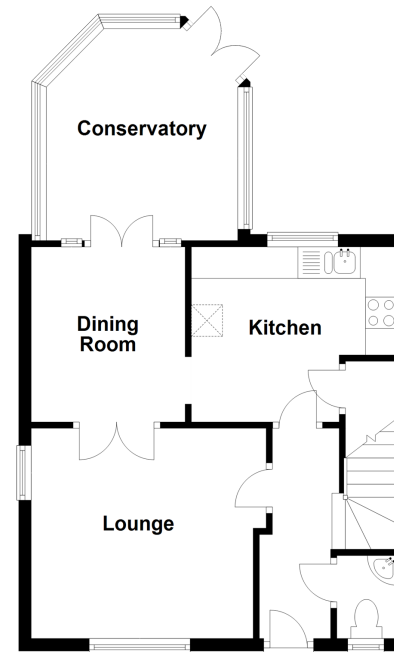
### OUTSIDE

**Rear Garden**

**Garage**

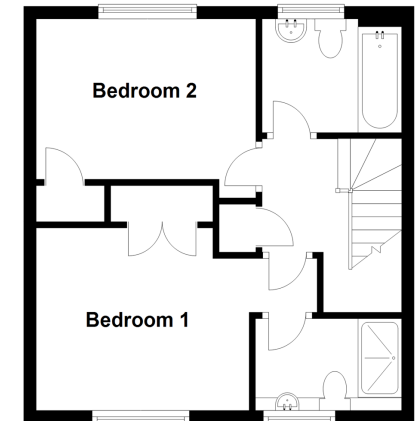
### Ground Floor

Approx. 46.2 sq. metres (497.7 sq. feet)



### First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



**Call Ashington - 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



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