



**Price**

**£400,000**

**Freehold**

3x  1x  2x 

**Woelfs Close, London  
Road, Ashington, West  
Sussex, RH20**

**OVER 60?**

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

**cubitt&west**  
Helping you move forwards





## Main features

- Large garage/workshop plus off road parking
- Cottage style semi-detached home, combines character with modern living
- Cul de sac location
- Enclosed rear garden
- Tucked away position yet walking distance to local amenities

## Accommodation

### GROUND FLOOR

Hall  
Cloakroom  
Lounge: 13'9 x 12'4 (4.19m x 3.76m)  
Kitchen: 9'7 x 9'1 (2.92m x 2.77m)  
Utility: 8'4 x 5'5 (2.54m x 1.65m)  
Conservatory: 14'5 x 8'4 (4.40m x 2.54m)

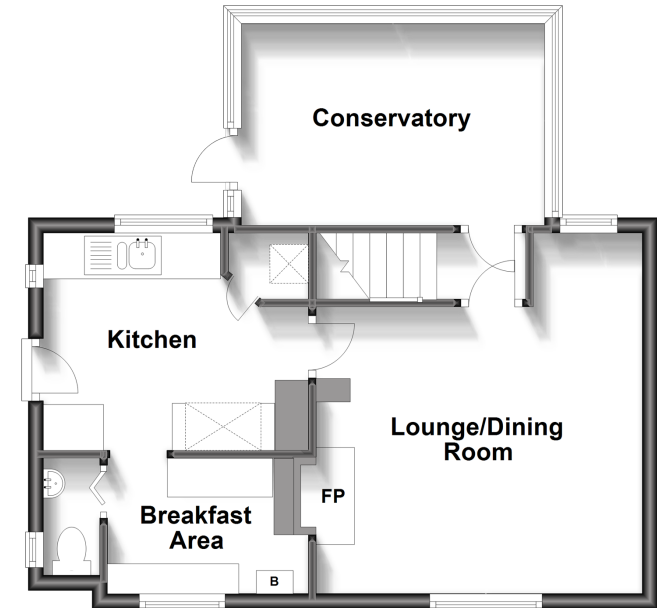
### FIRST FLOOR

Landing  
Bedroom 1: 13'5 up to fitted wardrobes x 9'4 (4.09m x 2.85m)  
Bedroom 2: 10'2 x 6'2 up to fitted wardrobes (3.10m x 1.88m)  
Bedroom 3: 9'3 x 8'7 (2.82m x 2.62m)  
Bedroom 4: 8'7 x 6'4 (2.62m x 1.93m)

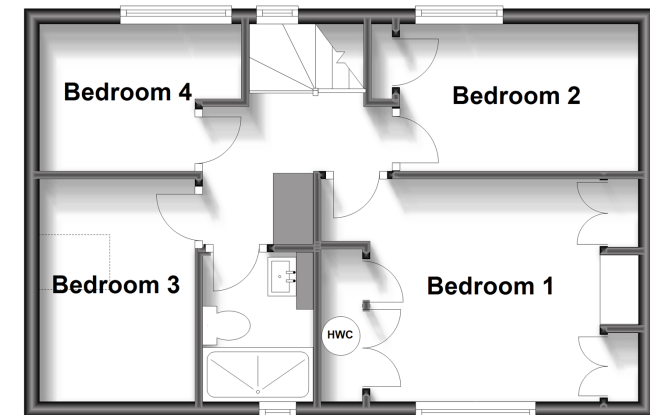
### OUTSIDE

Rear Garden  
Garage  
Off Road Parking

**Ground Floor**  
Approx. 46.7 sq. metres (502.3 sq. feet)



**Split Level First Floor**  
Approx. 37.9 sq. metres (408.3 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
- 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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