

**OVER 60?**

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



**Price**

**£450,000**

**Freehold**

3x  1x  2x 

Ashdene Gardens, Ashington, West Sussex,  
RH20

**cubitt&west**  
Helping you move forwards





## Main features

- Cul-de-sac location
- Secluded rear garden
- Walking distance to local amenities
- Large lounge/diner offering a great entertaining space
- 3 bedrooms plus study/playroom

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen: 10'9 x 7'2 (3.28m x 2.19m)  
 Lounge/Diner: 22'2 x 13'0 (6.76m x 3.97m)  
 Cloakroom  
 Study: 7'6 x 6'9 (2.29m x 2.06m)

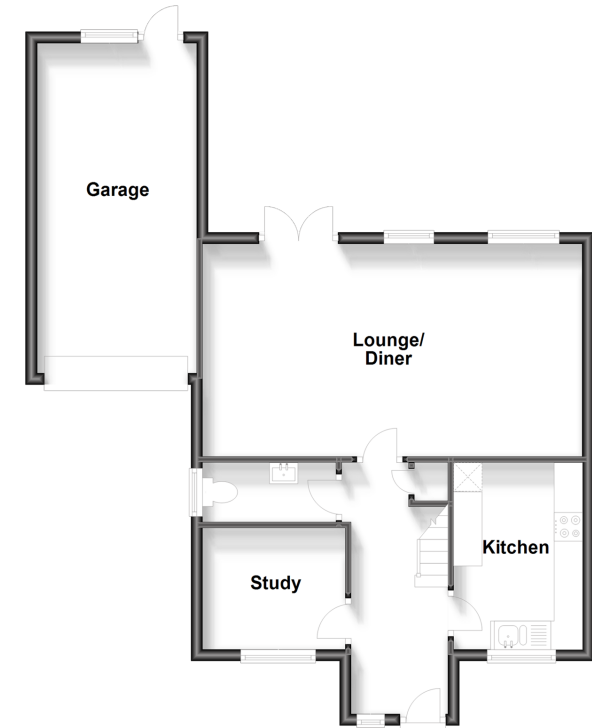
### FIRST FLOOR

Landing  
 Family Bathroom  
 Bedroom 1: 11'5 x 10'9 up to fitted wardrobes (3.48m x 3.28m)  
 Bedroom 2: 11'5 x 7'5 up to fitted wardrobes (3.48m x 2.26m)  
 Bedroom 3: 7'8 x 7'3 up to fitted wardrobes (2.34m x 2.21m)

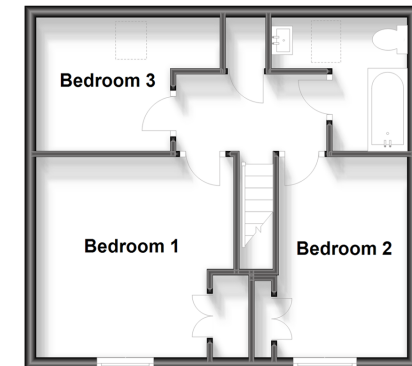
### OUTSIDE

Garage  
 Driveway  
 Front Garden  
 Rear Garden

**Ground Floor**  
 Approx. 66.0 sq. metres (710.3 sq. feet)



**First Floor**  
 Approx. 39.0 sq. metres (419.6 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.

<b>EPC RATING</b> 	<b>CURRENT:</b> <b>C(70)</b>	<b>POTENTIAL:</b> <b>B(90)</b>
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