



**Price**  
**£590,000**

**Freehold**

4x  2x  2x 

**Mill Lane, Ashington,  
West Sussex, RH20**

**OVER 60?**

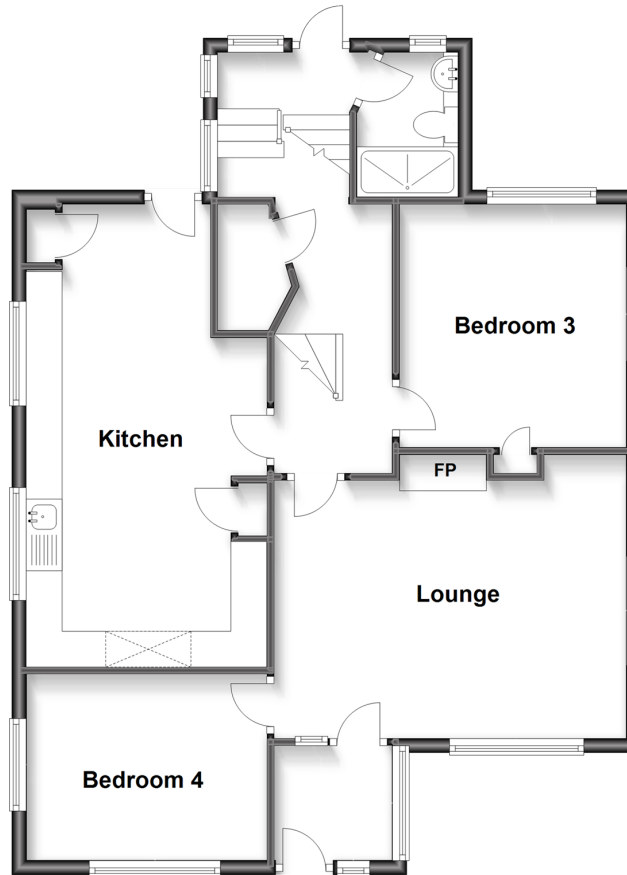
Secure this property  
for up to **59% less!**

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Helping you move forwards



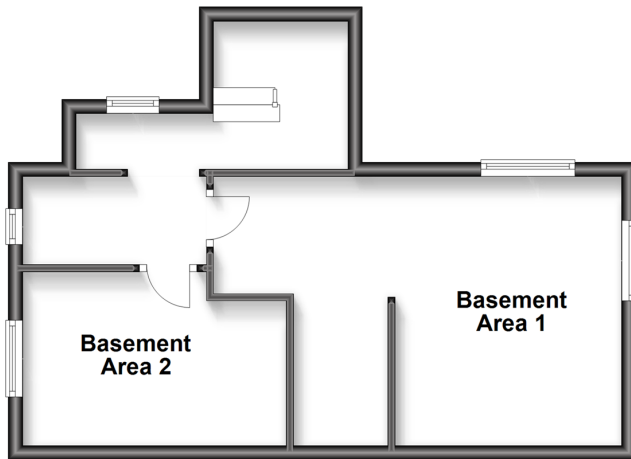
## Split Level Ground Floor

Approx. 78.1 sq. metres (840.3 sq. feet)



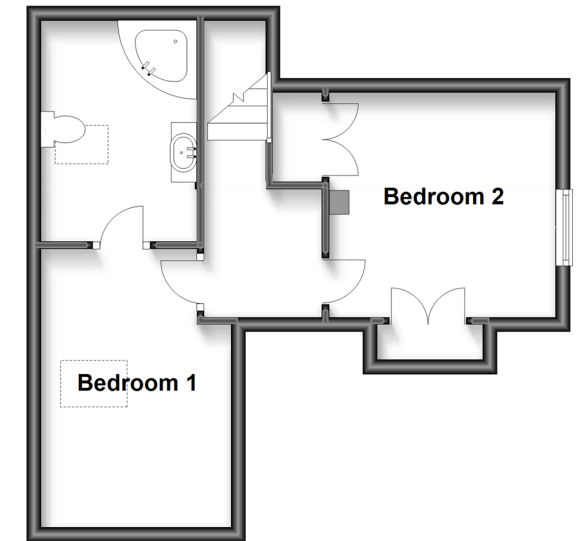
## Basement

Approx. 37.1 sq. metres (399.8 sq. feet)



## Second Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



## Accommodation

### Basement

Basement Area 1: 10'4 x 7'8 (3.15m x 2.34m)

Basement Area 2: 12'3 x 10'3 (3.74m x 3.13m)

Dressing Area: 10'8 x 6'8 maximum (3.25m x 2.03m)

### Split Level Ground Floor

Porch

Lounge: 16'4 x 11'7 (4.98m x 3.53m)

Bedroom 3: 11'8 x 10'6 (3.56m x 3.20m)

Shower Room

Rear Lobby

Kitchen : 21'8 x 10'9 (6.61m x 3.28m)

Bedroom 4: 10'6 x 8'5 (3.20m x 2.57m)

### Second Floor

Landing

Bedroom 1: 12'9 x 8'6 (3.89m x 2.59m)

En- Suite Bathroom: 9'6 x 7'11 (2.90m x 2.41m)

Bedroom 2 : 10'8 up to fitted wardrobes x 10'3 into fitted wardrobes (3.25m x 3.13m)

### Outside

2 Driveways

Garage Workshop : 21'2 x 10'6 (6.46m x 3.20m)

Carport

Rear Garden

Summerhouse: 14'5 x 9'6 (4.40m x 2.90m)

Large Greenhouse

Shed



## Main features

- Spacious family home in the heart of this award winning village.
- Flexible accommodation set over 3 floors exceeding 1609 sq.ft.
- Ideal for growing families or multi -generation living
- Well presented throughout with a refitted en-suite bathroom and shower room
- 2 driveways, garage workshop



### Nearest Schools

Primary School: Ashington C of E Primary School 0.4 miles  
 Secondary School: Steyning Grammar School; Lower School, Rock Road site 4.3 miles, Upper School, Shooting Field site 4.2 miles



### Transport Information

Train Stations: Pulborough 5.6 miles, Billingshurst 6.4 miles, Amberley 6.8 miles



### Address

Mill Lane, 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](https://www.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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