



**Price**

**£675,000**

**Freehold**

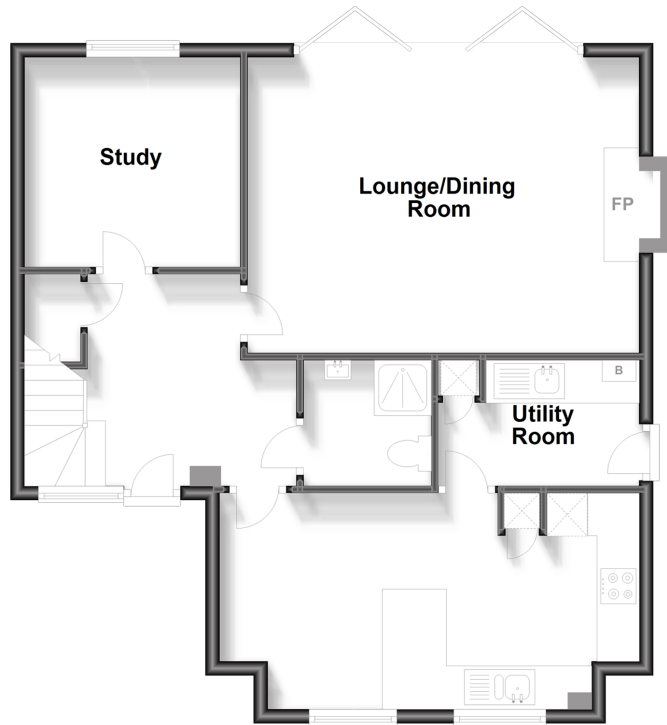
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Vineyards Close, Old London Road,  
Washington, West Sussex, RH20

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Helping you move forwards

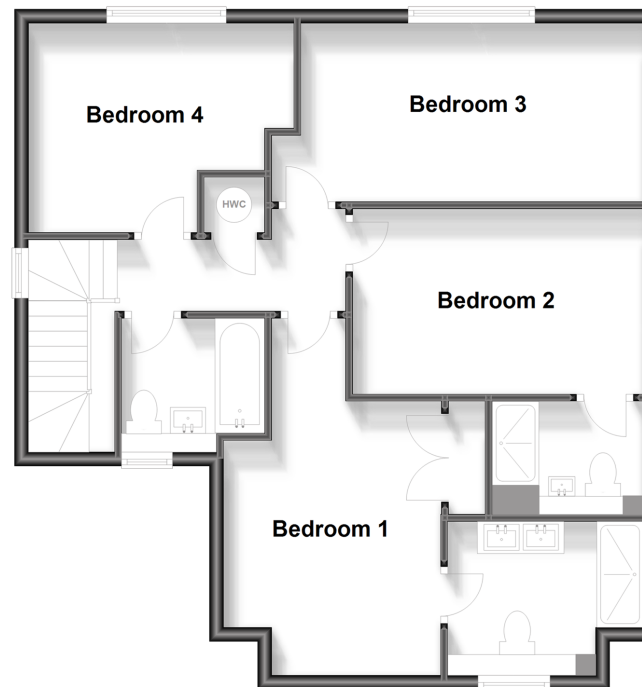
## Ground Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



## First Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



## Accommodation

### GROUND FLOOR

Kitchen : 19'5 x 10'0 (5.92m x 3.05m)

Utility: 10'4 x 5'9 (3.15m x 1.75m)

Shower Room

Study: 10'2 x 9'7 (3.10m x 2.92m)

Lounge/Dining Room: 18'1 x 13'7 (5.52m x 4.14m)

### FIRST FLOOR

Landing

Bathroom

Main Bedroom: 16'8 x 10'1 up to fitted wardrobes (5.08m x 3.08m)

En-suite

Bedroom 2: 13'6 x 8'6 (4.12m x 2.59m)

En-suite 2

Bedroom 3: 16'3 x 8'5 (4.96m x 2.57m)

Bedroom 4: 12'1 x 9'5 (3.69m x 2.87m)

### OUTSIDE

Detached Double Garage: 19'1 x 17'7 (5.82m x 5.36m)

Driveway

Rear Garden





## Main features

- 10 year Achi new homes warranty
- Cul de sac location on small high quality development
- 4 double bedrooms with 2 en-suites plus study
- Detached double garage with driveway
- Secluded rear garden



### Nearest Schools

Primary Schools: Ashington C of E School 2.0 miles, Shipley CofE Primary 5.2 miles  
Secondary Schools: Worthing High School 6.2 miles, Steyning Grammar School Rock Road site 1.9 miles, Shooting Field site 5.5 miles, Lancing College 6.4 miles



### Transport Information

Train Stations: Pulborough 5.6 miles, Amberley 6.0 miles, Billingshurst 7.3 miles



### Address

Vineyards Close, Old London Road, Washington, 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://cubittandwest.co.uk)



■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property  
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

23603522/20230913/CNW/CNW