



**Price**  
**£575,000**

**Freehold**

4x  2x  3x 

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

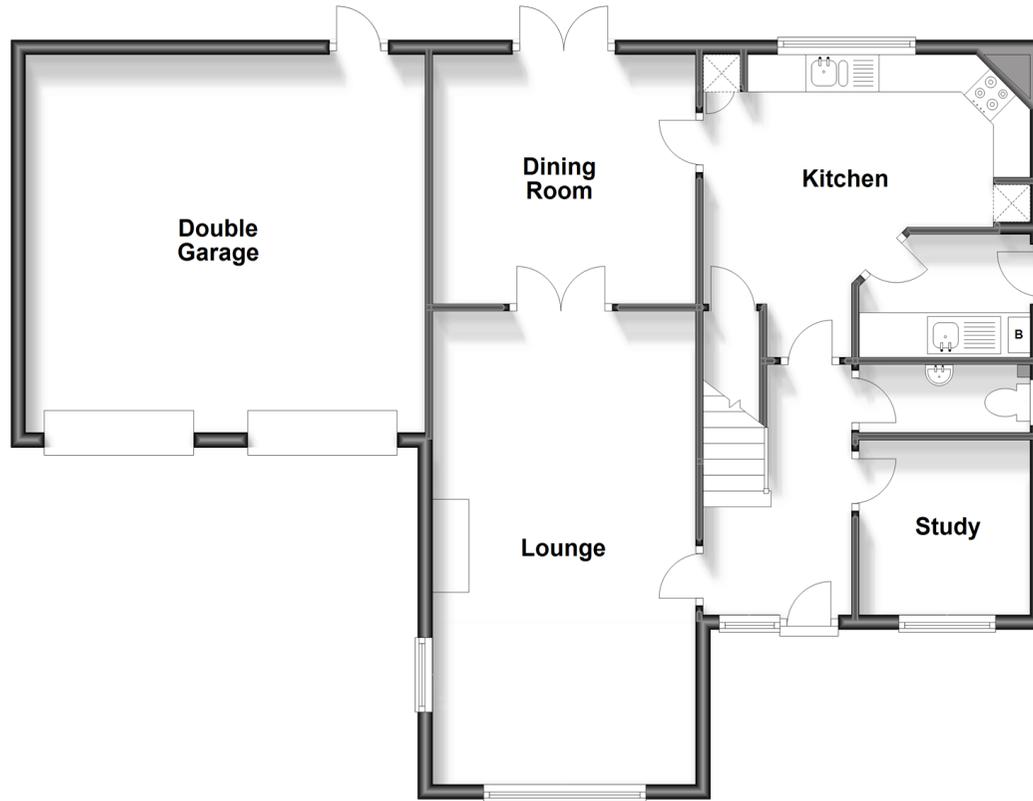
**OVER 60?**

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

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### Ground Floor

Approx. 95.0 sq. metres (1022.5 sq. feet)



### First Floor

Approx. 68.2 sq. metres (734.3 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Study: 7'7 x 7'6 (2.31m x 2.29m)  
Lounge: 20'8 x 11'8 (6.30m x 3.56m)  
Dining Room: 11'8 x 11'0 (3.56m x 3.36m)  
Kitchen: 14'6 x 11'0 maximum (4.42m x 3.36m)  
Utility: 7'6 x 5'4 (2.29m x 1.63m)

### FIRST FLOOR

Landing  
Bathroom  
Bedroom 1: 15'5 x 11'8 up to fitted wardrobes (4.70m x 3.56m)  
En-suite Shower Room  
Bedroom 2: 13'5 x 11'4 up to fitted wardrobes (4.09m x 3.46m)  
Bedroom 3: 11'2 x 9'0 up to fitted wardrobes (3.41m x 2.75m)  
Bedroom 4: 11'2 x 7'9 (3.41m x 2.36m)

### OUTSIDE

Front Garden  
Driveway  
Double Garage  
Rear Garden



## Main features

- Spacious detached house built by Hillread Homes
- Sought after cul de sac within walking distance of amenities and fabulous country walks
- Superb layout with generous room sizes
- Double garage and driveway
- Secluded rear garden



### Nearest Schools

Primary Schools: Ashington C of E School 0.6 miles,

Secondary Schools: Steyning Grammar School Rock Road site (lower school) 3.4 miles, Steyning Grammer School Shooting Field site (upper school) 5.2 miles



### Transport Information

Train Stations: Pulborough 5.7 miles, Billingshurst 6.2 miles, Amberley 7.1 miles



### Address

Cricketers Close, Ashington, Pulborough, West Sussex, RH20



### Directions

For directions to this property please contact us.



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Call Ashington Branch 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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