

**OVER 60?**

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



**Price**

**£725,000**

**Freehold**

4x  3x  3x 

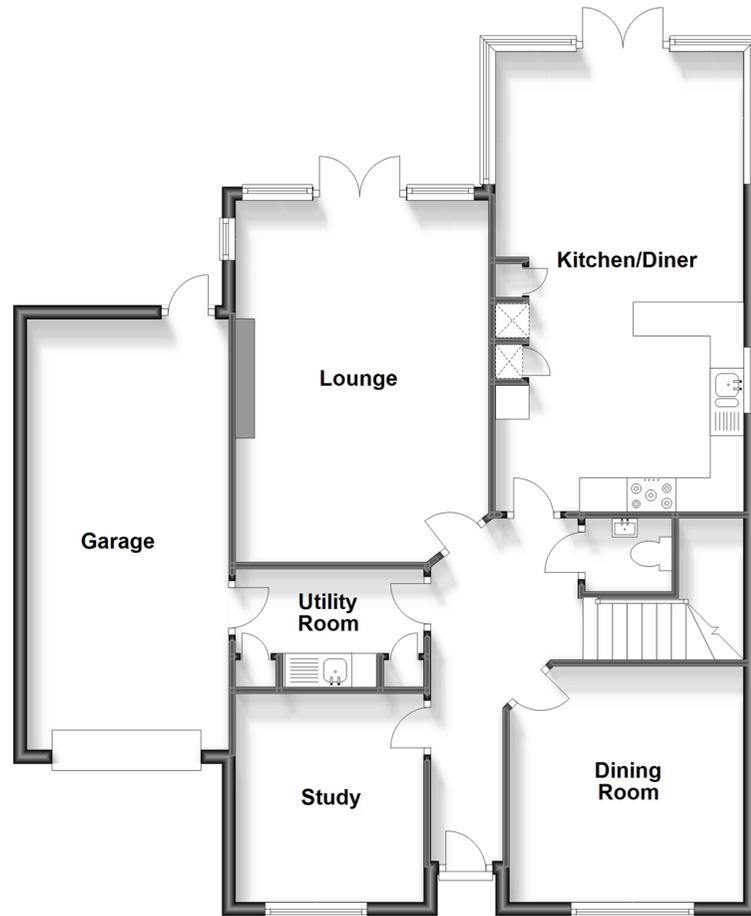
Hazelbank, Ashington, Pulborough, West

Sussex, RH20

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Helping you move forwards

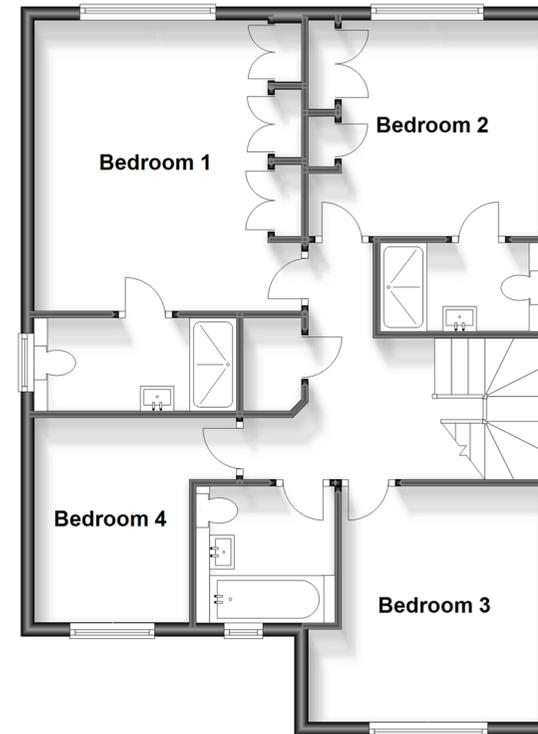
## Ground Floor

Approx. 106.1 sq. metres (1142.0 sq. feet)



## First Floor

Approx. 71.9 sq. metres (774.0 sq. feet)



## Accommodation

### GROUND FLOOR

Hall  
Cloakroom  
Kitchen/Diner: 22'4 x 12'2 (6.81m x 3.71m)  
Lounge: 18'0 x 12'4 (5.49m x 3.76m)  
Utility: 9'3 x 5'7 (2.82m x 1.70m)  
Study: 9'4 x 9'3 (2.85m x 2.82m)  
Dining Room: 11'4 x 10'7 (3.46m x 3.23m)

### FIRST FLOOR

Landing  
Family Bathroom  
Bedroom 1: 13'7 x 13'4 into fitted wardrobes (4.14m x 4.07m)  
En-suite Shower Room  
Bedroom 2: 11'2 x 9'8 into fitted wardrobes (3.41m x 2.95m)  
En-suite Shower Room  
Bedroom 3: 11'6 x 9'8 maximum (3.51m x 2.95m)  
Bedroom 4: 9'8 x 7'6 (2.95m x 2.29m)

### OUTSIDE

Garage: 19'6 x 9'9 (5.95m x 2.97m)  
Driveway  
Front Garden  
Rear Garden



## Main features

- Attractive home on an exclusive development of just 4 properties built in 2021
- High specification including underfloor heating and air source heat pump
- Bright and airy accommodation totalling over 1910 sq ft
- Large secluded rear garden
- Garage plus double width driveway



### Nearest Schools

Primary Schools: Ashington C of E School 0.7 miles

Secondary Schools: Steyning Grammar School Rock Road site (lower school) 3.8 miles, Steyning Grammar School Shooting Field site (upper school) 5.5 miles.



### Transport Information

Train Stations: Pulborough 5.6 miles, Billingshurst 5.9 miles, Amberley 7.2 miles



### Address

Hazelbank, 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.

EPC RATING

CURRENT:	POTENTIAL:
C(79)	B(88)

23603535/20231128/CR/HM1