



**Price**  
**£770,000**

**Freehold**

5x  3x  3x 

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

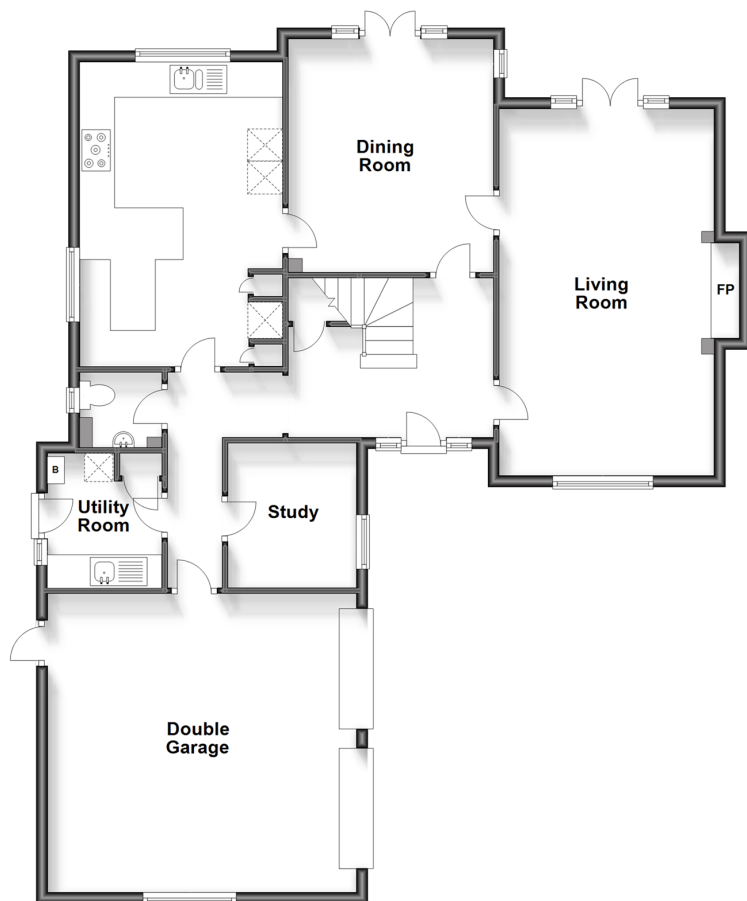
**OVER 60?**

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

**cubitt & west**  
Helping you move forwards

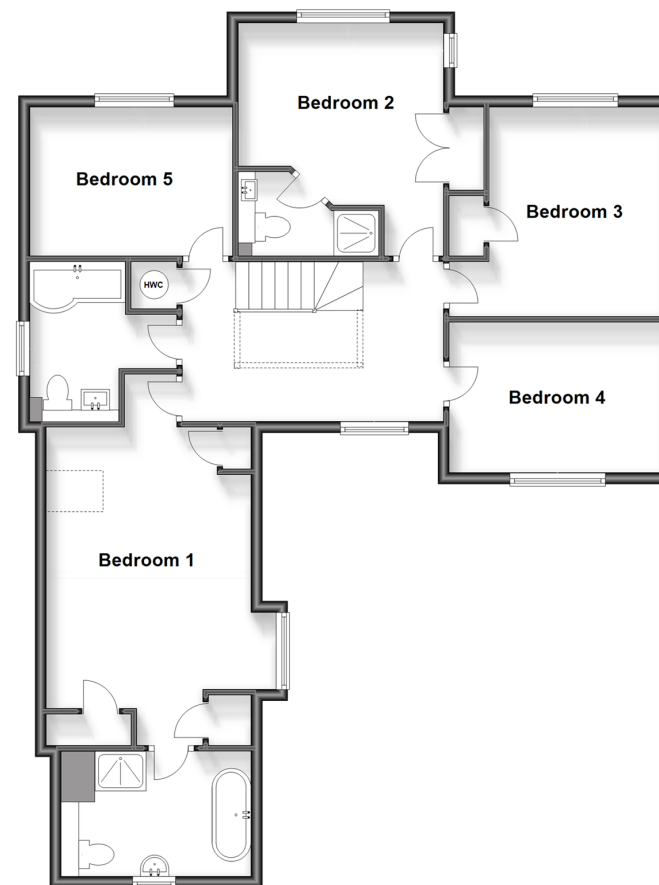
### Split Level Ground Floor

Approx. 118.9 sq. metres (1279.9 sq. feet)



### Split Level First Floor

Approx. 99.6 sq. metres (1071.9 sq. feet)



## Accommodation

### GROUND FLOOR

Hall  
Cloakroom  
Utility: 7'10 x 6'7 (2.39m x 2.01m)  
Study: 8'8 x 7'4 (2.64m x 2.24m)  
Kitchen/Breakfast Room: 17'8 x 11'8 (5.39m x 3.56m)  
Dining Room: 13'5 x 11'10 (4.09m x 3.61m)  
Living Room: 21'3 x 12'2 (6.48m x 3.71m)

### FIRST FLOOR

Galleried Landing  
Refitted Family Bathroom  
Bedroom 1: 16'3 x 11'10 into fitted wardrobes (4.96m x 3.61m)  
Refitted En-suite Bathroom  
Bedroom 2: 11'9 x 10'3 (3.58m x 3.13m)  
Refitted Ensuite Shower Room  
Bedroom 3: 12'5 x 10'1 (3.79m x 3.08m)  
Bedroom 4: 11'10 x 9'5 (3.61m x 2.87m)  
Bedroom 5: 12'3 x 8'7 (3.74m x 2.62m)

### OUTSIDE

Front Garden  
Rear Garden  
Driveway  
Double Garage



## Main features

- Spacious and attractive detached house built by Hillread Homes
- Central cul de sac position
- Significantly improved by current owners with a superb kitchen/breakfast room and luxurious bathroom and en-suites
- Large plot with secluded front and rear gardens
- Double garage and driveway



### 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 Grammar School Shooting Field site (upper school) 5.2 miles



### Transport Information

Train Stations: Pulborough 5.6 miles, Billingshurst 6.2 miles, Amberley 7.1 miles



### Address

Cricketers Close, Ashington, West Sussex, RH20



### Directions

For directions to this property please contact us.



**cubitt&west**  
Helping you move forwards

Call Ashington Branch 01903 891444 ■ [cubittandwest.co.uk](https://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.



23603545/20240422/CNW/HM1