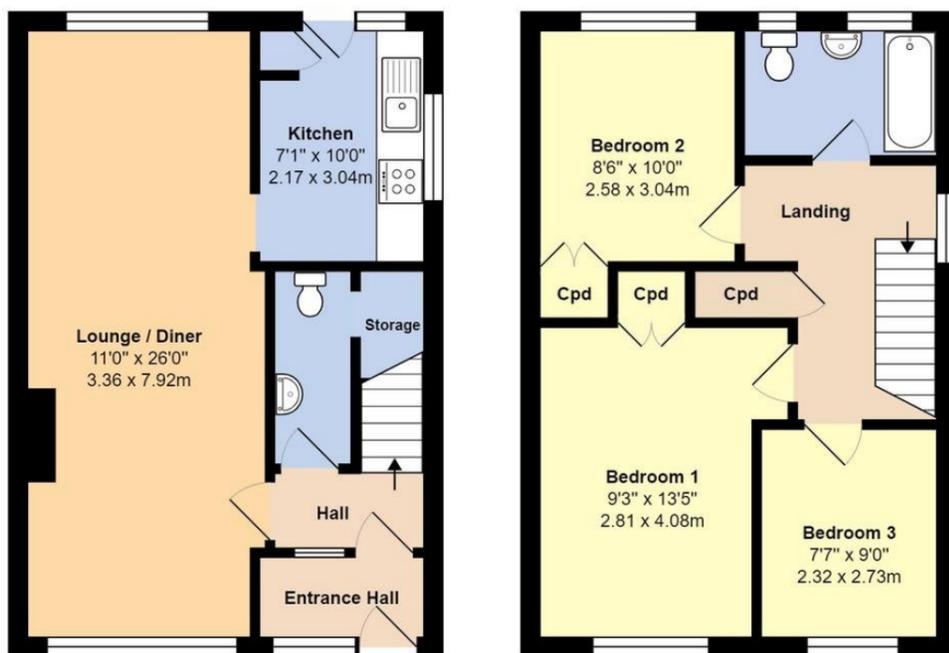


3 Ashton Gardens, Rustington,  
BN16 2SH

“Offers in Excess of” £300,000



Total Area: 906 ft<sup>2</sup> ... 84.2 m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2022

**Tenure: Freehold**  
**Council Tax Band: C**  
**Energy Efficiency Rating: D**

Glyn-Jones

Rustington Office  
01903 770095  
www.glyn-jones.com



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**Location, Location, Location! We are delighted to be the Sole selling agent for this rather deceiving three bedroom mid-terraced family home.**

An entrance vestibule with sliding doors takes you into the main hallway, which gives access to the bonus addition of a ground floor cloakroom, as well as a sizeable lounge/dining room, with 'French' style doors leading to a WEST FACING 'courtyard' style garden.

The kitchen benefits from a range of modern fitted units and incorporates a larger cupboard housing the gas fired boiler.

On the first floor there are three good sized bedrooms and a family bathroom.

Additional benefits include; double glazing and a garage situated in a nearby compound.

### 3 Ashton Gardens, Rustington, Littlehampton, BN16 2SH

“Offers in Excess of” £300,000



The situation of the property is a particular benefit, being within only approximately 750 metres of Rustington's picturesque seafront and 0.75 miles from its comprehensive village centre and shopping parade. Furthermore, a useful local bus services operates along nearby Sea Lane.

Rustington is centrally positioned on the West Sussex Coast almost midway between the cities of Chichester and Brighton, just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Additionally, Angmering mainline railway station can be found within approximately 1.75 miles and offers a regular service to London Victoria via Gatwick.



....WEST FACING 'courtyard' style garden

