

Total Area: 1180 ft² ... 109.6 m²

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

Council Tax Band: D

Energy Efficiency Rating: D

Glyn-Jones

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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.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Ashfern, 151 Worthing Road, Rustington, BN16 3PR

£450,000 (Freehold)

Glyn-Jones



It is our pleasure to present this attractive, double fronted, semi-detached bungalow to the market, with the notable benefit of being sold with **NO ONWARD CHAIN**.

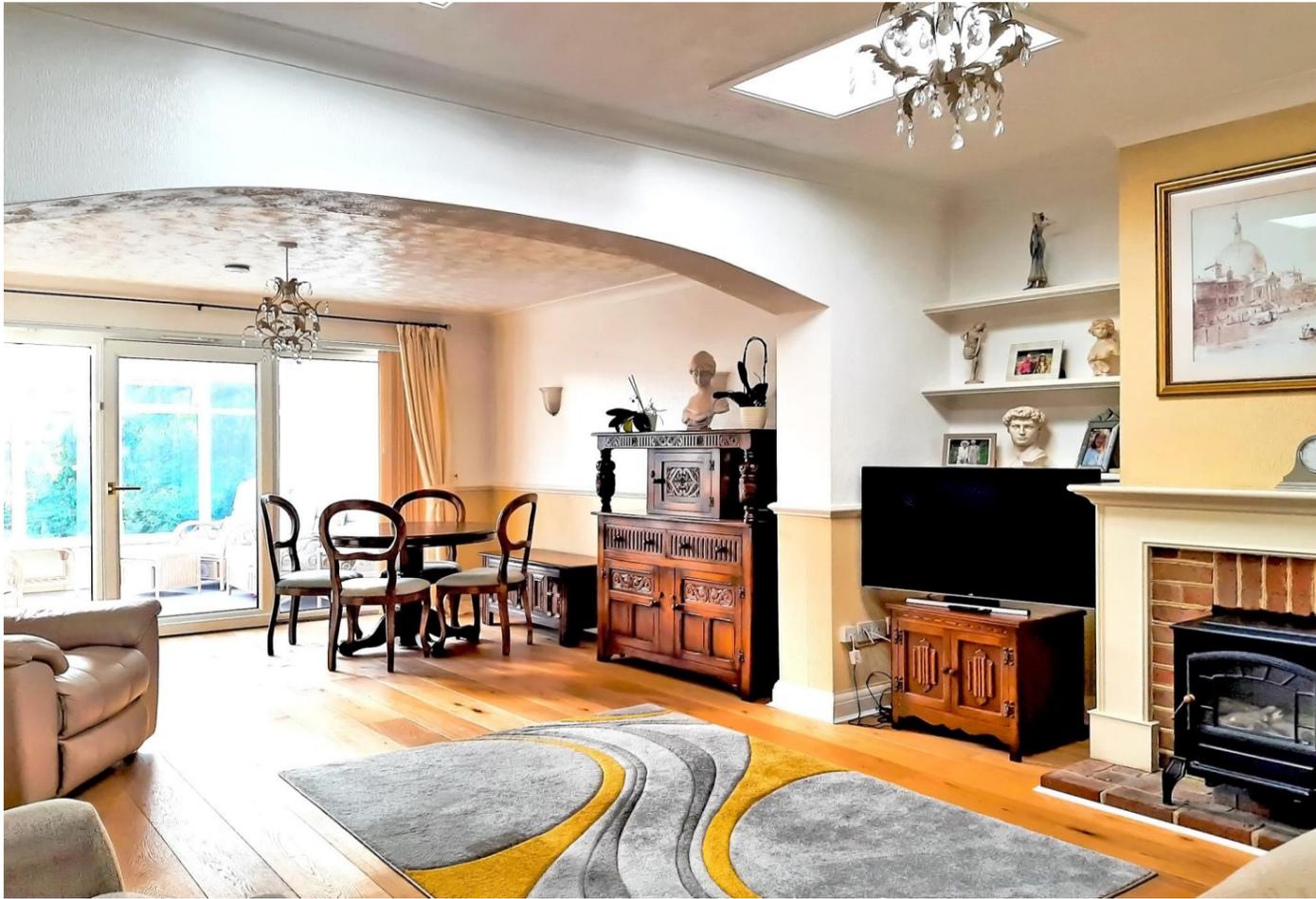
This deceptively spacious property is complimented by a full width extension to the rear, which lends enlargement to the living room (now a lounge/dining room), as well as a re-positioned fitted kitchen and adjoining utility room. The remainder of the accommodation comprises three sizeable bedrooms; a conservatory; and a modern shower room/WC.

A particular feature of the property is its delightful SOUTH FACING REAR GARDEN boasting well-stocked borders, secure gated side and rear access, and a side door into a generous sized detached garage (approx. 19ft x 10'7ft) with electric 'up & over' door.

Additional attributes include extensive OFF ROAD PARKING to the front; a good size entrance hall; gas central heating; PVCu double glazing; and a substantial loft space affording potential for conversion (subject to normal planning consent).

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

Ashfern, 151 Worthing Road, Rustington, Littlehampton, BN16 3PR
£450,000



The convenient situation of the property not only allows easy access to Rustington's comprehensive village centre with its popular range of shops, cafes and restaurants, but also three highly regarded primary schools and two doctor's surgeries; all of which can be found within an approximate 1 mile radius. There is also a handy M&S Simply Food store within the nearby fuel station approximately 0.25 miles from the property.

Importantly, public transport is close to hand, most notably the popular 700 bus service, which can be picked up along nearby North Lane; whilst two mainline railway stations can be found at Angmering and Littlehampton (approx. 2 mile radius), both of which supply a regular service to London Victoria via Gatwick.



...generous sized detached garage (approx. 19ft x 10'7ft) with electric 'up & over' door.

