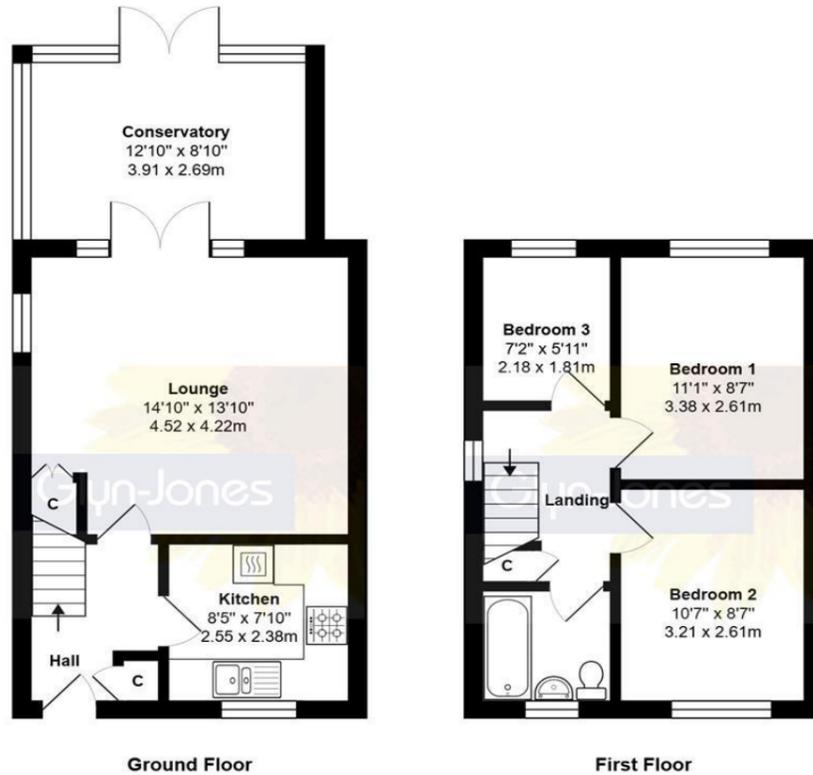


5 Ascot Way, Rustington West
Sussex BN16 3SB
£300,000 (Freehold)

Glyn-Jones



Total Area: 787 ft² ... 73.1 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 1st Image 2026

Council Tax Band: C

Energy Efficiency Rating: C

Tenure: Freehold



Pleasantly positioned within this popular development, this modern end-terrace house presents an excellent opportunity for families and first-time buyers alike. Benefitting from three bedrooms, the home is perfectly situated just minutes from local amenities.

Upon entering the property, a hallway leads into a spacious double aspect lounge/dining room and conservatory that provides access to the rear garden. In addition there is a separate kitchen, while the family bathroom is refitted with a modern white suite.

The private rear garden is mostly laid to lawn with useful gated side access. For those in need of additional storage or secure parking, the property comes with a garage located in a nearby compound.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency all year round. In addition, the property is being sold with the added benefit on ** no onward chain.**

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

Glyn-Jones

Rustington Office
 01903 770095
rustington@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.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

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5 Ascot Way, Rustington, West Sussex, BN16 3SB
£300,000 (Freehold)



The property is conveniently situated within this popular development, approximately 1.25 miles from Rustington village centre. The location also enables easy access to Angmering mainline railway station which provides a regular service to London Victoria via Gatwick; Willow Green Surgery and Station Parade shopping area; all of which can be found within a 0.25-mile radius. The picturesque seafront is located approximately 1.25 miles south of the property.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The comprehensive village centre offers a wide range of shops, banks, cafes, and restaurants, and is situated just south of the A259 which affords a link to the larger neighbouring towns of Bognor Regis and Worthing



Modern end terrace house, offered for sale with the benefit of no onward chain



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