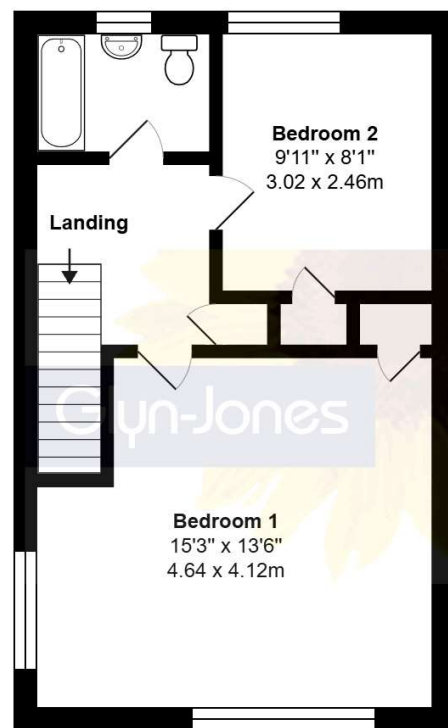


Ground Floor



First Floor

Total Approx.Floor Area 805 ft² ... 74.8 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by Jtm 2025

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



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.

**16 Ashton Gardens Rustington,
West Sussex BN16 2SH
£300,000 (Freehold)**

Glyn-Jones



A modern end terrace house offering a wonderful opportunity to live within a few hundred yards of the seafront and greensward.

Situated in a small cul-de-sac, the property boasts a spacious entrance hall, a cosy lounge, and a kitchen/dining room overlooking the rear garden. Upstairs are two generous double bedrooms and a modern bathroom, fitted with a white suite.

The enclosed rear garden is of low maintenance design, with paved seating area and useful gated side access. A garage is situated in a nearby compound.

Furthermore, the property benefits from gas heating, double glazing and is offered for sale with no onward chain.



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www.glyn-jones.com

16 Ashton Gardens, Rustington, West Sussex, BN16 2SH
£300,000 (Freehold)



well-presented end terrace house, offered for sale with no onward chain



The location of the property is a key feature, affording easy access to Rustington’s splendid seafront and greensward, whilst the village centre with its vast array of shops, restaurants and cafés can be found in approximately 0.75 miles.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found within approximately 1.5 miles and offers a regular service to London Victoria via Gatwick.

