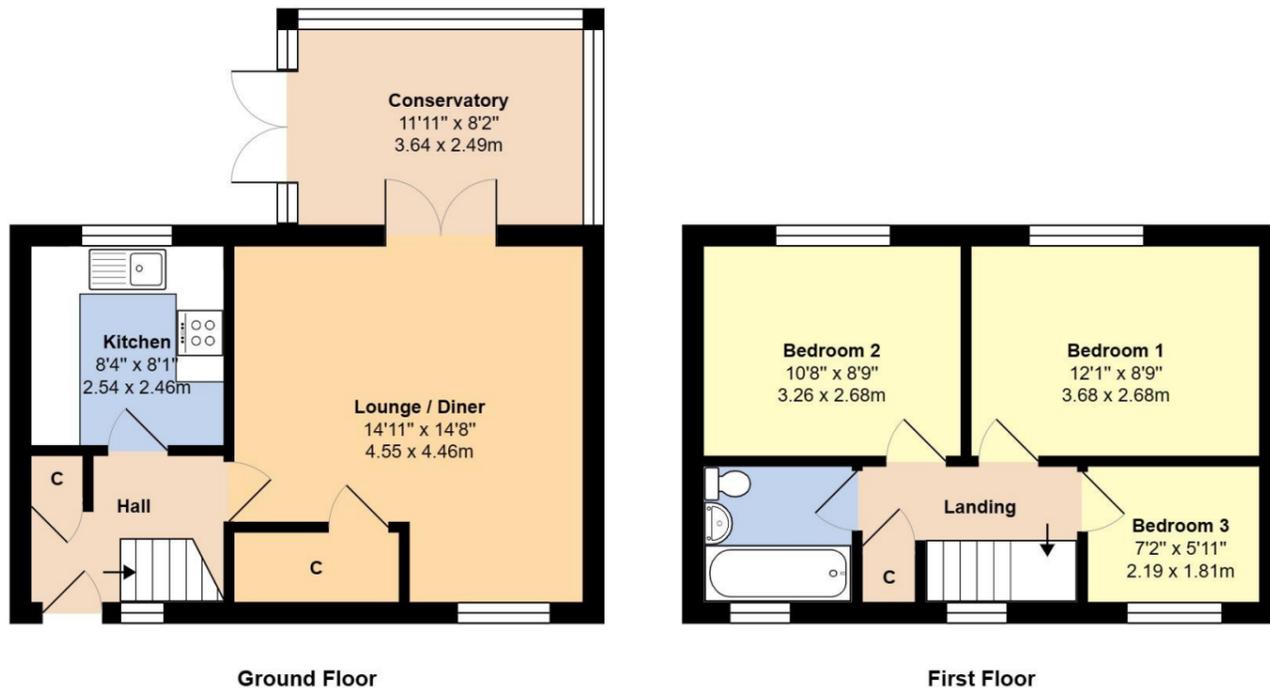


**Ascot Way, Rustington,
West Sussex, BN16 3SB**
£300,000 - Freehold

Glyn-Jones



Total Area: 802 ft² ... 74.5 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 2024



Property Information

Tenure - Freehold

Council Tax Band - C
Energy Efficiency Rating – D66

Modern Style End-Terrace House | Three Bedrooms | South Facing Lounge / Diner | Modern Bathroom / W.C (Re-Fitted in 2021) | Conservatory | Gas Central Heating (New System and Combi-Boiler Installed in 2022) | Double Glazing | Enclosed Rear Garden | Garage

A modern style semi-detached house situated in a "tucked away" position that is within half a mile from Angmering Railway Station.

The accommodation comprises of an entrance hall with stairs to first floor, kitchen, south facing lounge /diner and a conservatory extension. On the upper floor the landing provides access to three bedrooms and a refurbished bathroom/w.c (re-fitted in 2021).

Other benefits include gas central heating with a new system and combi-boiler installed in 2022, new fascias and guttering (2023) and a new electric fuse board (installed in 2023).

WITH OVER...
500 COMPANY REVIEWS NOW RECEIVED
At an Average rating of **4.9/5** ★★★★★



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rustington@glyn-jones.com

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500 COMPANY REVIEWS
At an Average rating of **4.9/5** ★★★★★



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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.

Ascot Way, Rustington, West Sussex, BN16 3SB

£300,000 - Freehold



Location – The situation of the property is a key benefit being approximately equidistant to both Rustington village centre and the seafront (1 mile). Notably, the renowned 700 bus route operates along nearby Station Road as well as Angmering mainline Railway Station being found within half a mile.

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.



Outside – Externally to the rear is an enclosed and mainly lawned garden with side access gate and an external power point. In addition there is an approximate 16'3 x 7'10 garage situated in an adjacent compound. It has a pitched roof as well as having power and light.



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

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