



Ground Floor

First Floor

Total Approx. Floor Area 660 ft² ... 61.3 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 1st Image 2025.

Council Tax Band: D
Energy Efficiency Rating: C



Rustington Office
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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.

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

Glyn-Jones



Offered for sale with NO ONWARD CHAIN is this modern style semi-detached house, conveniently situated for many useful local amenities.

Briefly described, the well-appointed accommodation comprises; three bedrooms; spacious living room; contemporary fitted kitchen with range of high gloss front units; and a bathroom/WC with white suite.

Outside, there is a well-enclosed rear garden, a small open-plan front garden, and a detached garage located within a nearby compound.

Further attributes include gas central heating; uPVC double glazing; and contemporary floor coverings throughout.

The location of the property notably allows easy access to Angmering mainline railway station; Willow Green Surgery; and Station Parade shops; as well as bus stops situated along nearby Station Road (all within approx. 0.2-mile distance).



At an Average rating of

4.9/5 ★★★★★



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15 Ascot Way, Rustington, Littlehampton, West Sussex BN16 3SB
£300,000



...contemporary fitted kitchen with range of high gloss front units...



Furthermore, The Angmering School is within approximately 0.5-mile distance, whilst Rustington's comprehensive village centre and its picturesque seafront can be found in an approximate 1.25-radius.

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.



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5



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