

## Ashwood Drive, Rustington, BN16 3EP

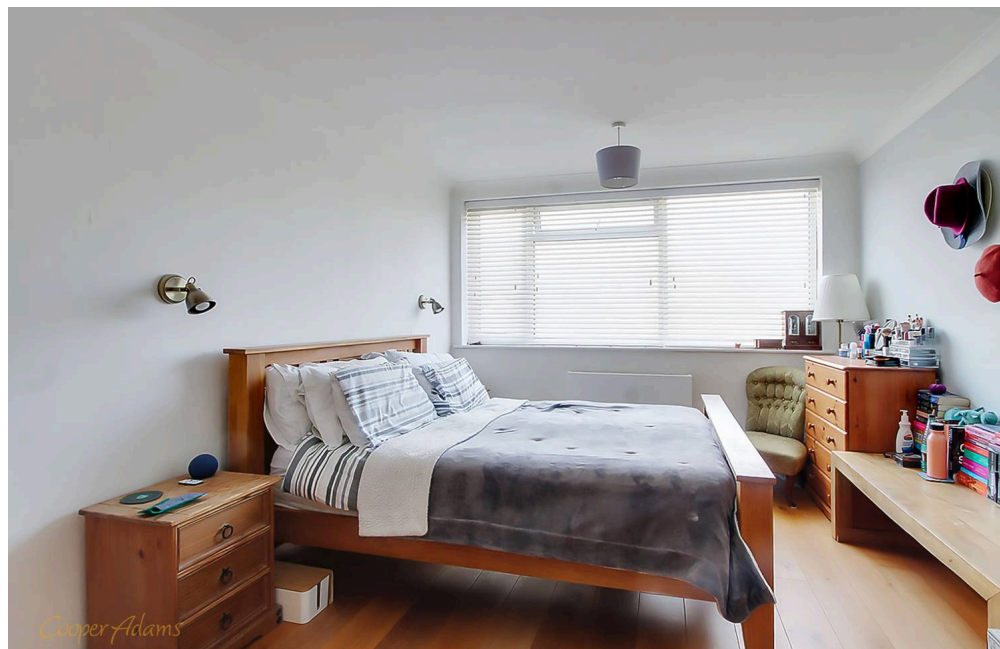
Leasehold

A Spacious One Double Bedroom Apartment • First Floor • SOUTH-FACING BALCONY • LONG LEASE! • New Flooring Throughout • Built in Wardrobes • Plenty of Parking Available Nearby • Fantastic Location close to Rustington Village •  
Approx. 586 sq. ft (54.4 sq. m)

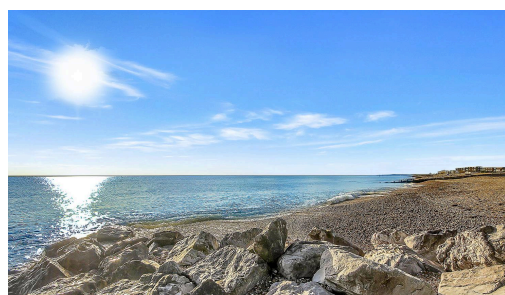
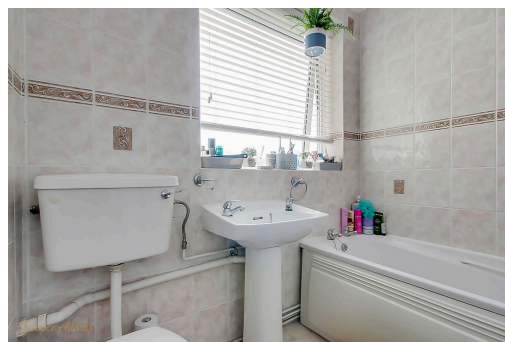
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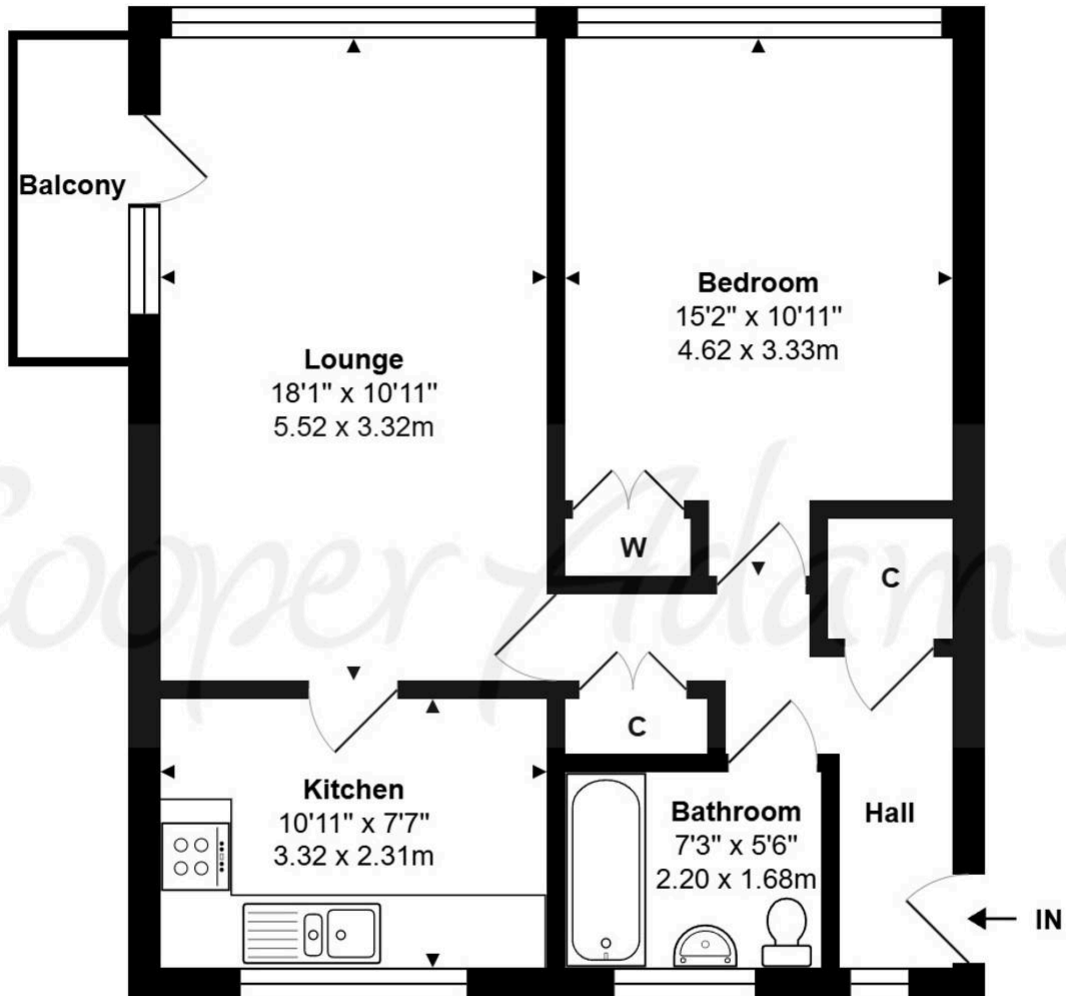
Situated in a prime location near Rustington village, this spacious one-bedroom apartment is perfect for those seeking comfort and convenience. The property benefits from a south-facing balcony, ideal for enjoying the summer sun. The bright and airy living room offers ample space to relax and unwind, while the kitchen features generous cupboard and worktop areas, as well as an integrated oven and hob for added convenience. With plenty of on-street parking nearby and local shops, eateries, and amenities just a short stroll away, this apartment offers a lifestyle of versatility and accessibility. Additionally, Rustington Beach is less than a mile from your doorstep - whether you're a first-time buyer or looking to downsize, this property combines the best of location and practicality.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





### First Floor

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Total Approx. Floor Area 586 ft<sup>2</sup> ... 54.4 m<sup>2</sup> (Excluding Balcony)

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: B, EPC Energy Efficiency Rating: C

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