



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Wolstenbury Road, Rustington, Littlehampton

£290,000

This well-presented three-bedroom semi-detached home offers spacious, comfortable living in one of West Sussex's most popular coastal villages. With a private garage, low-maintenance garden, and generous living areas, this property is ideal for families, first-time buyers, or those looking to downsize without compromising on space or location.

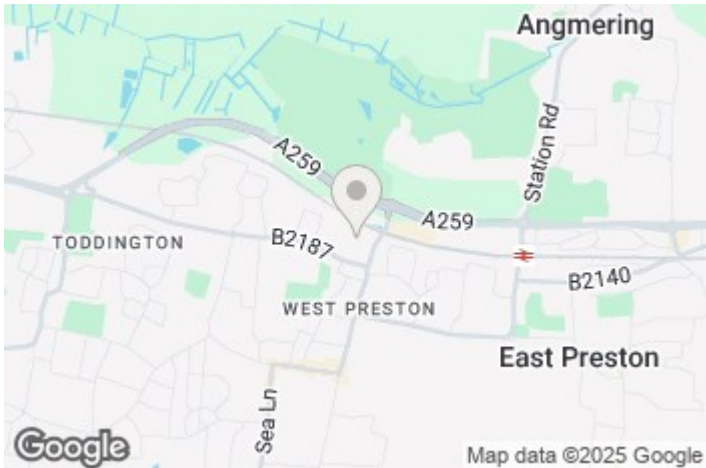


Council Tax Band: B


- Three bedrooms
- Landscaped rear garden
- Garage in compound
- Social layout
- Local leisure facilities
- Modern finish throughout
- Off road parking
- Walking distance of the village centre
- Easy access to A259
- Viewing highly recommended

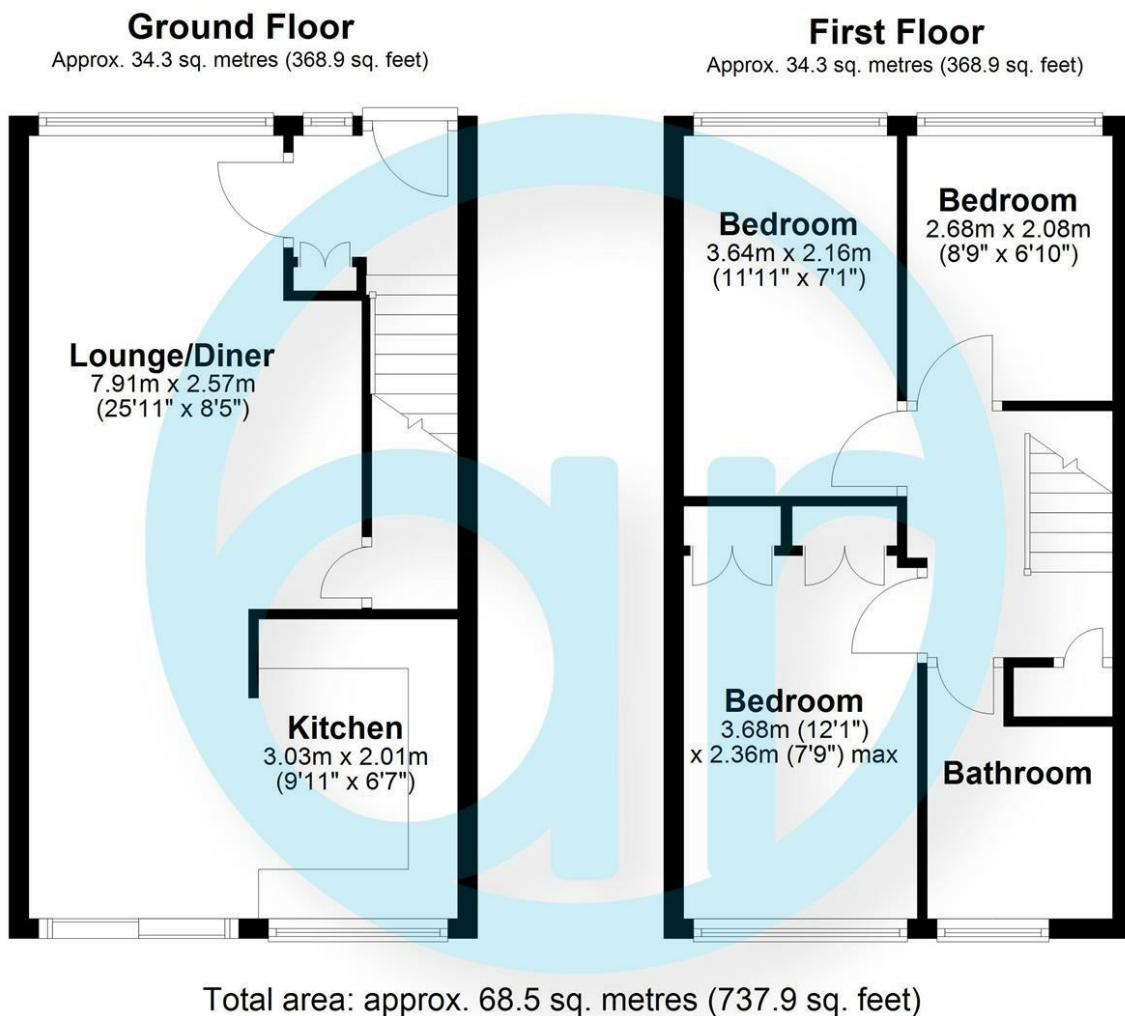


Littlehampton, a picturesque seaside town on the south coast of England, enchants residents and visitors alike with its coastal charm and diverse offerings. Boasting a beautiful sandy beach and a bustling harbour, Littlehampton provides a quintessential British seaside experience. The town centre features a mix of traditional and modern architecture, offering a vibrant atmosphere with a variety of shops, restaurants, and cultural attractions. Littlehampton is celebrated for its family-friendly environment, highlighted by attractions like the Mewsbrook Park and the popular East Beach. With its maritime heritage, lively community events, and a range of amenities, Littlehampton stands as a delightful coastal destination, offering a perfect blend of coastal relaxation and community vibrancy.



EPC Rating:
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Sales Limited, a Company registered in England and Wales with registration number 11659289. VAT No. 317450614

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.