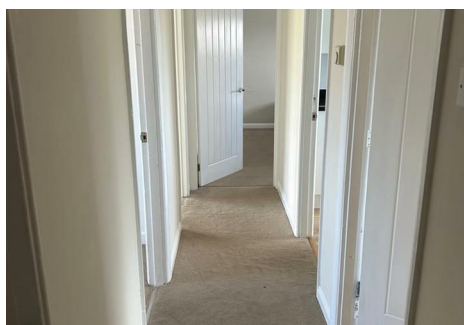




# ASPIRE RESIDENTIAL

Service | Expertise | Accountability



## Ashton Gardens, Littlehampton

£1,200

Spacious 2-bed Coach House in a quiet Rustington cul-de-sac Internally the property has been maintained to a modern standard and offers a hallway, lounge, kitchen, bathroom and two double bedrooms. Just a short walk to village shops, transport links, and the seafront. Ideal for professionals or retirees – available late June/early July.



Council Tax Band:




- Situated in a quiet residential cul-de-sac
- Spacious Lounge Area with natural light
- Yards away from the seafront
- Garage available separately in August/September if agreed with the landlord
- Modern Kitchen & Bathroom with clean, neutral décor throughout
- Gas Central Heating & Double Glazing for year-round comfort
- Easy walk to Rustington Village





EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

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