

# Duncton Road

## Littlehampton



## About the property

FOR SALE BY AUCTION 25th June 2025

Situated in a desirable and well-connected part of Rustington, this well-presented freehold garage offers a fantastic opportunity for investors or those in need of additional secure storage.

The garage has recently benefited from a newly fitted roof and is offered in clean, dry, and tidy condition throughout. It comes with vacant possession, making it immediately available for use or rental.

Whether you're looking for a sound investment, personal storage, or a practical addition to an existing portfolio, this garage is not to be missed.

For full legal pack and auction registration details, please visit [www.lextons.co.uk](http://www.lextons.co.uk) or contact us directly.

# Duncton Road Littlehampton

£14,000



null

BEDROOM

null

RECEPTION

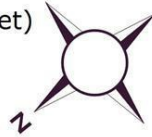
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BATHROOM



## Ground Floor

Approx. 12.5 sq. metres (134.5 sq. feet)



SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Total area: approx. 12.5 sq. metres (134.5 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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Plan produced using PlanUp.

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