



## 5 Aldwick Close, Rustington, Littlehampton, BN16 2LA

£430,000

- Three Bedroom Detached House
- Garage & Driveway Parking
- In Need Of Some Updating
- Viewing Recommended
- Close to Seafront
- Popular South Rustington Location
- Three Double Bedrooms
- Cul De Sac Location
- 14'05 Conservatory
- Ground Floor Cloakroom

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Council Tax Band: E

Tenure: Freehold



**LIVING ROOM**

13'5" x 10'8"

**DINING ROOM**

10'10" x 9'2"

**CONSERVATORY**

14'5" x 8'1"

**KITCHEN**

10'11" x 9'0"

**BATHROOM**

7'9" x 7'3"

**BEDROOM**

13'10" x 9'7"

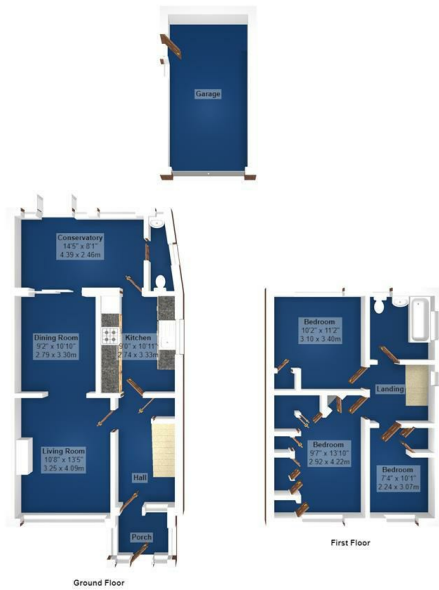
**BEDROOM**

11'2" x 10'2"

**BEDROOM**

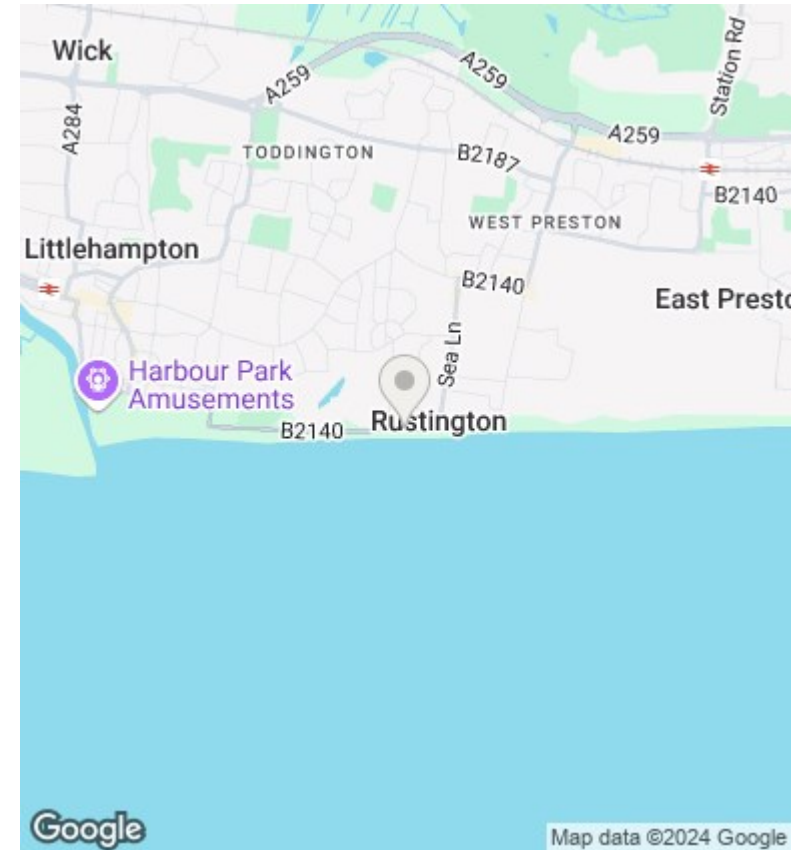
10'1" x 7'4"





Total Area: 1232 sq. ft. - 114.5 m<sup>2</sup>

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 error, omission or misstatement. This plan is for illustrative purposes only, and should not be used as such by any prospective purchaser. Created by Jen 2023



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.