



**Ashton Gardens, Rustington Littlehampton BN16 2SH**

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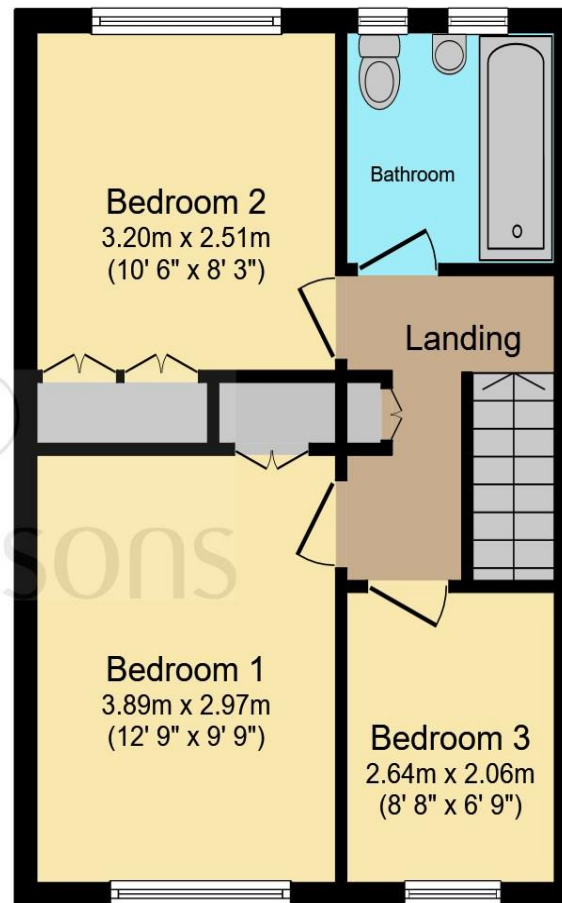
**Ashton Gardens, Rustington Littlehampton**

Located in a quiet cul-de-sac, Ashton Gardens makes an ideal family home. Offering three double bedrooms, modern fitted bathroom, open plan living/dining room, garage in compound, front, side and rear garden. Situated just 0.3 miles from Rustington Beach.





**Ground Floor**



**First Floor**

**Living/Dining Room**  
25' 4" x 9' 7" ( 7.72m x 2.92m )

**Kitchen**  
10' 6" x 6' 8" ( 3.20m x 2.03m )

**Bedroom One**  
12' 9" x 9' 9" ( 3.89m x 2.97m )

**Bedroom Two**  
10' 6" x 8' 3" ( 3.20m x 2.51m )

**Bedroom Three**  
8' 8" x 6' 9" ( 2.64m x 2.06m )

Total floor area 78.0 m<sup>2</sup> (840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Ashton Gardens, Rustington Littlehampton

- End of Terrace House
- Three Bedrooms
- Open Plan Living/Dining Room
- Modern Bathroom
- Front, Side and Rear Garden

Tenure: Freehold EPC Rating: C

**£350,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WWO107358 - 0002

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