

7 Ashton Gardens, Rustington, West Sussex, BN16 2SH

£300,000

Council Tax Band: C



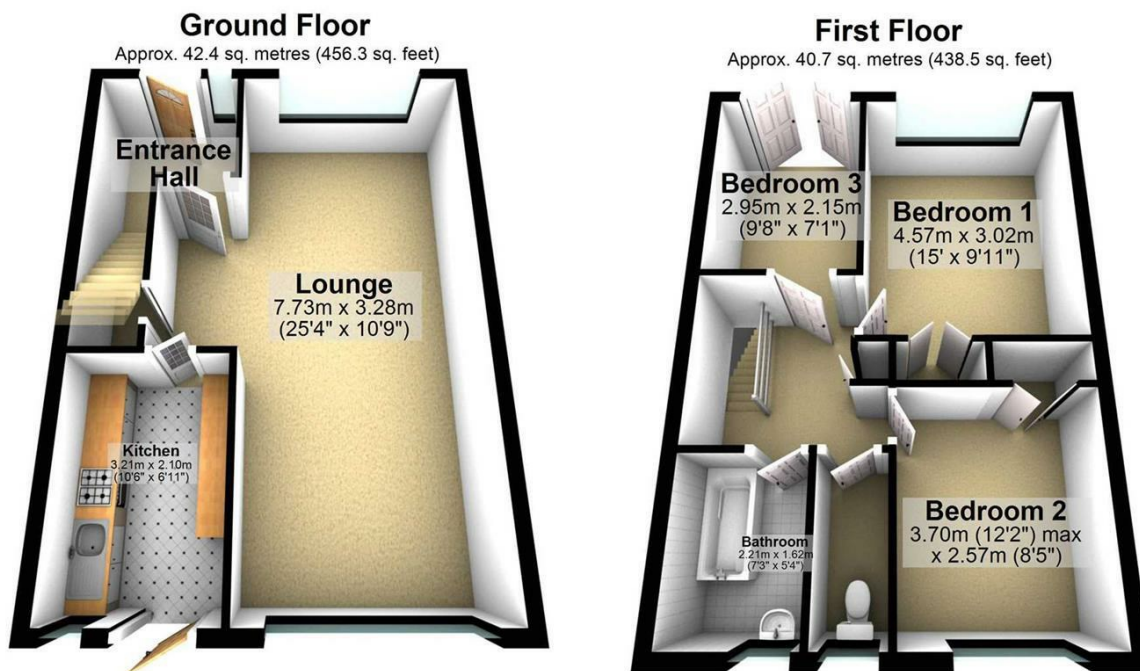
We are delighted to bring to the market this three bed terraced house in a quiet cul de sac location that is CHAIN FREE. Viewing is highly recommended!

This property boasts a bright large dual aspect lounge with electric fire place feature, good sized bedrooms two of which have built in double wardrobes, bedroom three has double french doors leading to a south facing balcony, bathroom with separate W/C, low maintenance garden with rear gate access leading to the garage compound, gas fired central heating and uPVC double glazing throughout with a neutral decor. The property comes with a garage in a compound with car parking space for two cars outside.

Brilliant location with just a 5 minute walk of the beach and close to local amenities. Angmering train station is just a couple of miles away for local links to Brighton and Chichester. Rustington benefits from several primary and pre schools ideal for those with young families.



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Total area: approx. 83.1 sq. metres (894.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		69	
(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	