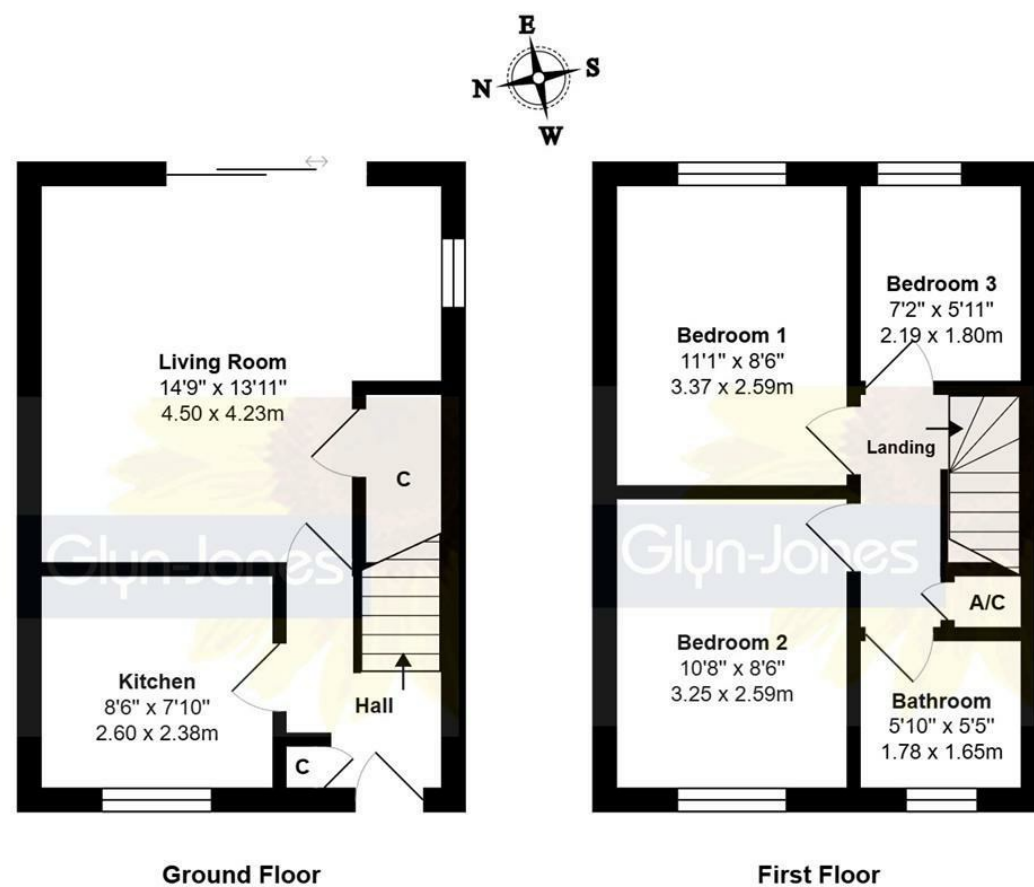


15 Ascot Way, Rustington BN16 3SB

£300,000 - Freehold



Total Approx. Floor Area 660 ft² ... 61.3 m²

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 any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by 1st Image 2025

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating: C

AGENT'S NOTE - For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company
Rustington Office Sales
01903 770095
rustington@glyn-jones.com



- Semi-Detached House
- NO ONWARD CHAIN
- Modern Fitted Kitchen
- Gas Central Heating & Double Glazing
- Garage in Compound
- Three Bedrooms
- Spacious Living Room
- Bathroom/WC
- Enclosed Rear Garden
- EER: C

Offered for sale with NO ONWARD CHAIN is this modern style semi-detached house, conveniently situated for many useful local amenities.

Briefly described, the well-appointed accommodation comprises; three bedrooms; spacious living room; fitted kitchen with range of high gloss front units; and a bathroom/WC with white suite.

Outside, there is a well-enclosed rear garden, a small open-plan front garden, and a detached garage located within a nearby compound.

Further attributes include gas central heating; uPVC double glazing; and contemporary floor coverings throughout.

The location of the property notably allows easy access to Angmering mainline railway station; Willow Green Surgery; and Station Parade shops; as well as bus stops situated along nearby Station Road (all within approx. 0.2-mile distance).

Furthermore, The Angmering School is within approximately 0.5-mile distance, whilst Rustington's comprehensive village centre and its picturesque seafront can be found in an approximate 1.25-radius.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



Glyn-Jones & Company
Rustington
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15 Ascot Way, Rustington, West Sussex, BN16 3SB

