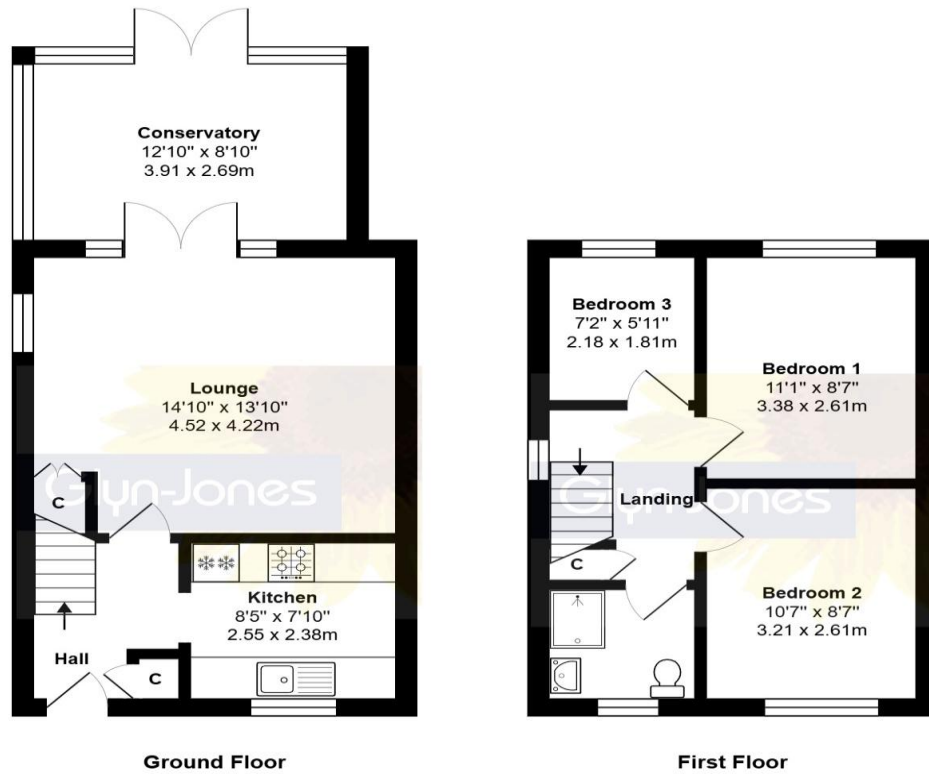




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by 1st Image 2026

Council Tax Band: C
Energy Efficiency Rating: C
Tenure: Freehold

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

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.



Rustington Office
01903 770095
rustington@glyn-jones.com

**Ascot Way, Rustington, West
Sussex, BN16 3SB**
£315,000 Guide Price



We are delighted to offer for sale this exceptionally well-presented end terrace house, pleasantly positioned within this popular development.

Having undergone recent modernisation and decoration, the property offers bright, well-planned accommodation. Featuring an entrance hall that leads to a welcoming, double aspect lounge with oak wood flooring that extends throughout the ground floor, with double doors opening to a spacious conservatory, currently utilised as a dining room, which overlooks the recently landscaped rear garden – The garden itself has been designed for low-maintenance living, featuring attractive paving, decked seating area, timber shed, and gated side access.

The heart of the home is the refitted Shaker-style kitchen, complete with woodblock work surfaces and a range of integrated appliances. Upstairs, three bedrooms provide flexible accommodation for families or those seeking home office space. and a refitted contemporary style shower room/w.c

Additional benefits include gas fired central heating, double glazing throughout, and recent redecoration. A pitched roof garage can be found in a nearby compound

With its blend of modern interiors and a convenient yet peaceful location, this property is not to be missed. Arrange your viewing today to fully appreciate everything this wonderful home has to offer.

WITH OVER... **500** COMPANY REVIEWS

At an Average rating of **4.9/5** ★★★★★



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01903 770095
www.glyn-jones.com

Ascot Way, Rustington, West Sussex, BN16 3SB
 £315,000 Guide Price

The property is conveniently positioned for Angmering mainline railway station, Willow Green Surgery, Georgian Gardens CP School, Station Parade shops, and nearby bus stops; all found within approximately 0.5-miles. Rustington village centre is approximately 1-mile away and offers a comprehensive range of shops and restaurants. The picturesque seafront and greensward are found within an equivalent distance.

Rustington is centrally situated on the West Sussex coast, just south of the A259, which provides a link to Bognor Regis and Worthing.



Recently updated and modernised
 throughout

