



**Price**  
**£350,000**

**Freehold**

3x  1x  1x 

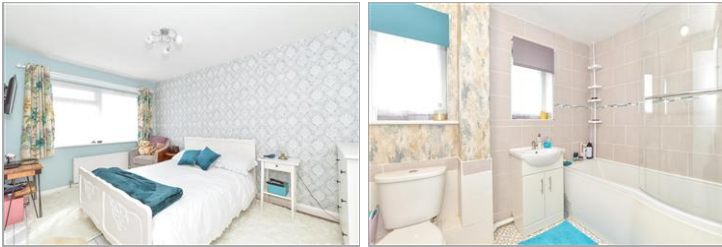
**Ashton Gardens,  
Rustington, West  
Sussex, BN16**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Great size family home in lovely location
- Close to seafront & greensward
- Walking distance to Rustington Village, shops and amenities
- Sunny aspect rear garden
- Garage en bloc
- Great first buy or investment

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hallway  
Cloakroom  
Lounge/Diner: 25'11 x 10'6 (7.90m x 3.20m)  
Kitchen: 9'10 x 6'10 (3.00m x 2.08m)

### FIRST FLOOR

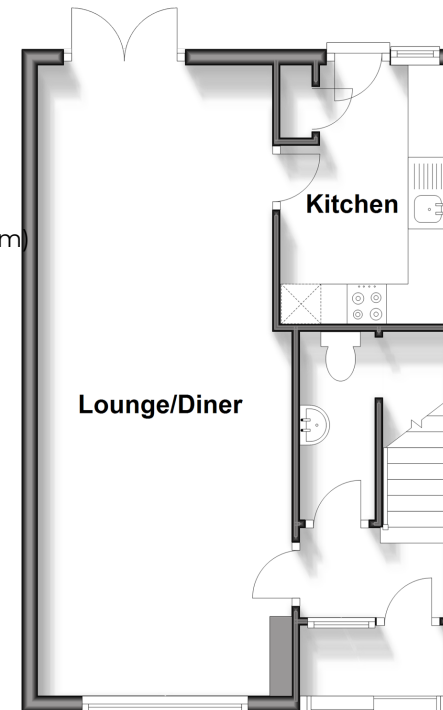
Bedroom 1: 13'4 x 9'3 (4.07m x 2.82m)  
Bedroom 2: 9'11 x 8'5 (3.02m x 2.57m)  
Bedroom 3: 8'10 x 7'6 (2.69m x 2.29m)  
Bathroom  
Separate Toilet

### OUTSIDE

Front Garden  
Rear Garden  
Garage en Bloc

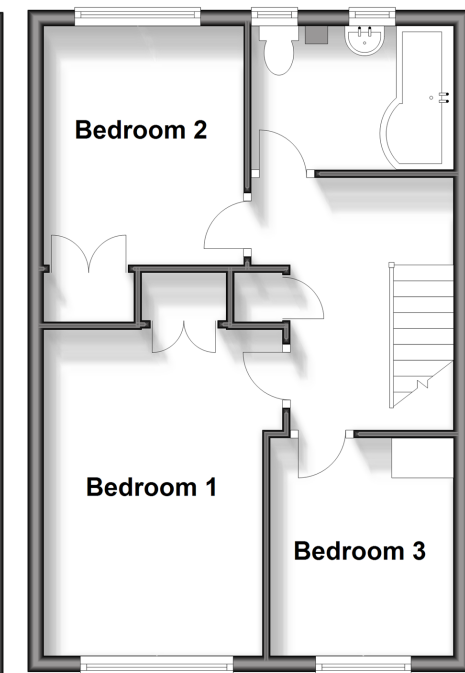
### Ground Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)



**Call Rustington - 01903 775576 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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