



**Price**  
**£250,000**

**Leasehold**

2x  1x  1x 

**Ash Lane, Rustington,  
West Sussex, BN16**

**cubitt & west**  
Helping you move forwards



## Main features

- The location of this home is fantastic in Rustington Village
- Good size accommodation and ample storage
- Walking distance to seafont
- Added bonus of garage at rear of garden
- No ongoing chain



### Nearest Schools

Primary Schools: Rustington Community Primary 0.4 miles, Georgian Gardens Community Primary 0.5 miles, Summerlea Community Primary 0.6 miles

Secondary Schools: The Angmering School 1.0 miles,



### Transport Information

Train Stations: Angmering 0.7 miles, Littlehampton 1.8 miles, Arundel 3.0 miles

## Accommodation

### GROUND FLOOR

Entrance Hallway

Cloakroom

Lounge/Diner: 26'0 x 12'6 (7.93m x 3.81m)

Kitchen: 9'8 x 6'5 (2.95m x 1.96m)

### FIRST FLOOR

Landing

Bedroom 1: 15'5 x 11'9 (4.70m x 3.58m)

Bedroom 2: 11'9 x 9'2 (3.58m x 2.80m)

Bathroom

### OUTSIDE

Front Garden

Rear Garden

Garage at end of Garden

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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

