



Preston Avenue, Rustington, BN16 2DB

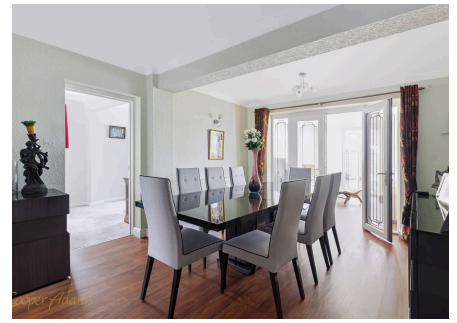
Freehold

Four Double Bedrooms • Detached Chalet Bungalow in the Private Sea Estate • Carriage Driveway with Space for Multiple Cars & Integral Garage • Low Maintenance Rear Garden with Workroom • Utility Room & Conservatory • Separate Study & Dining Room • Solar Panels • Two En-Suites & Two Family Bathrooms •

Additional Features: Sink Disposal, Water Softener, Quooker Boiling Water Tap & Intruder Alarm • Approx. 2538 sq. ft (235.8 sq. m)

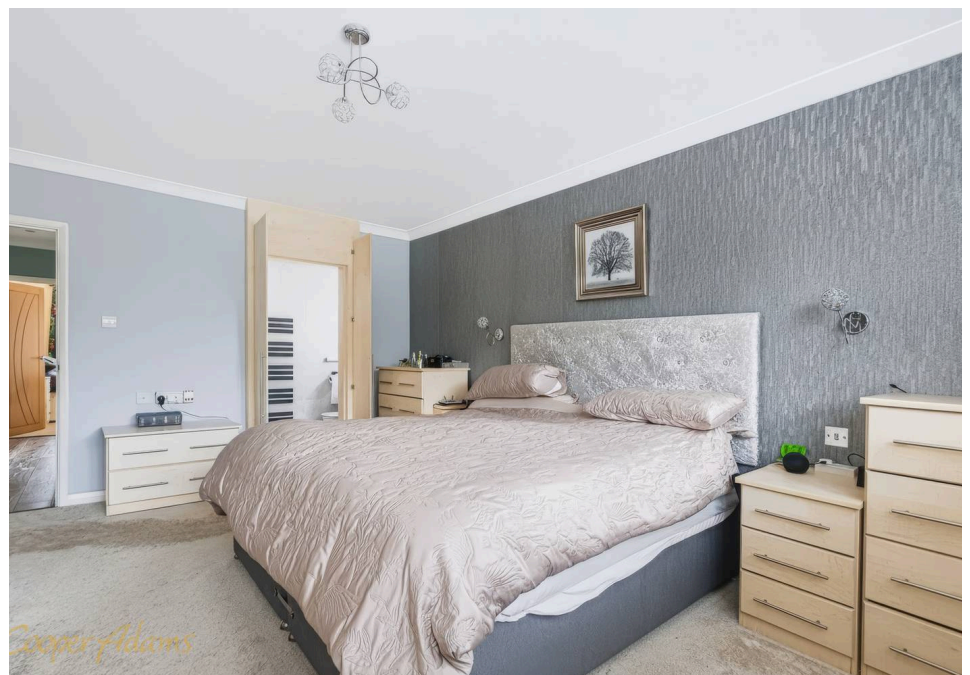
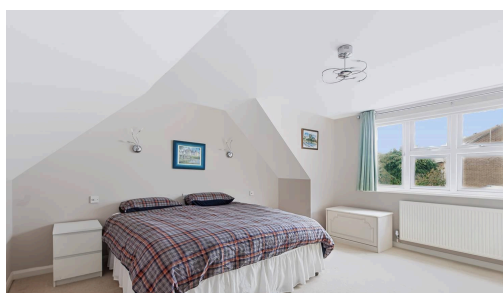
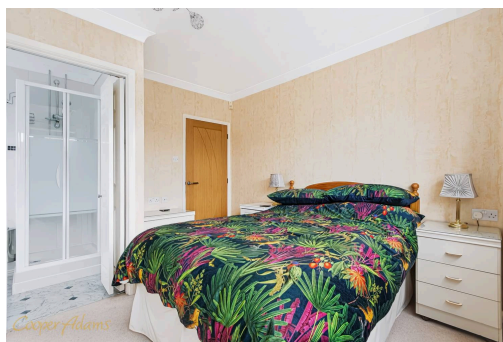
Cooper Adams

This detached chalet bungalow offers over 2,500 sq. ft. of versatile accommodation, with four double bedrooms and a layout suited to a variety of lifestyles. The ground floor includes a 17ft lounge with parquet flooring, a separate dining room, study that could also serve as a fifth bedroom, conservatory, and a kitchen/breakfast room fitted with granite worktops and extensive storage, together with a separate utility room. Two double bedrooms with built-in storage are located on this floor, both benefiting from en-suites, and a walk-in family shower room. On the first floor are two further double bedrooms, again with built-in storage, alongside a spacious 12ft family bathroom featuring a shower, wash basin, WC, bidet and a freestanding roll-top bath. Outside, a carriage driveway provides off-road parking for multiple vehicles and leads to an integral garage. The rear garden has been designed for ease of maintenance and includes a garden workroom, offering useful additional space for a variety of uses. Further benefits include solar panels and gas central heating.

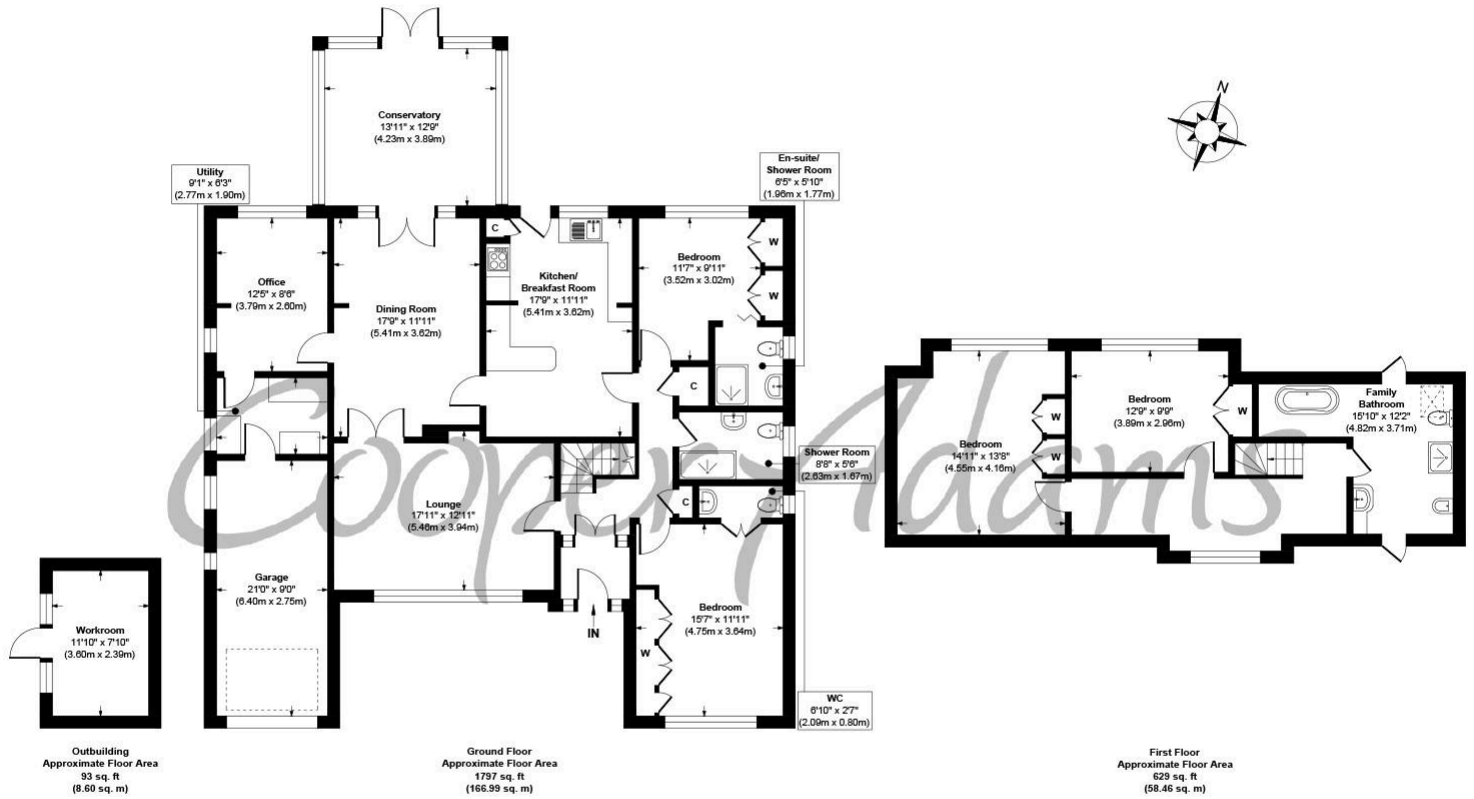


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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Preston Avenue, Rustington
Approx. Gross Internal Floor Area 2519 sq. ft / 234.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: F, Energy Performance Efficiency: C

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