



14 Preston Avenue, Rustington BN16 2DE
£1,300,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Imposing Detached House**
- **Private Sea Estate**
- **Generous Size Corner Plot**
- **4 Bedrooms & 2 Bathrooms**
- **Viewing Strongly Recommended**
- **Wealth of Charm & Character**
- **Large Lounge & Dining Room**
- **Large Drive & Double Garage**
- **EPC Rating: - 'D'**

A rarely available imposing detached house, pleasantly situated within Rustington's private Sea Estate. The property occupies approximately a third of an acre corner plot with a well established south facing garden.

The accommodation is particularly spacious with a large lounge that opens through into a separate dining room. The master bedroom has a lovely balcony that overlooks the 'park like' rear garden and all the rooms are of a good size, Other accommodation includes a ground floor cloakroom, utility room, sunny conservatory, bath/shower room/WC, additional separate shower room/WC and there is a large driveway with ample off road parking in front of and to the side of the double garage. .

In our opinion the property offers scope to extend up into the roof space if desired, subject to the usual consents.

Features include gas fired central heating, double glazing, double width garage, bright and spacious entrance hall and first floor landing; and a particularly well stocked rear garden with many different types of plants, trees and shrubs.

We would strongly recommend internal viewing to be able to fully appreciate both the accommodation and feel of this delightful property and gardens.

The Sea Estate is conveniently located close to the village centre and shops and can either be accessed from Station Road into The Parkway or from Broadmark Lane into Bushby Avenue, although an electronic remote control is needed for the entrance.

Council Tax Band 'G'
Estate Maintenance Charge - £220.83 per annum

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.



Ground Floor



First Floor



Total area: approx. 275.3 sq. metres (2962.9 sq. feet)

ENTRANCE HALL
14' 7" x 6' 0" (4.44m x 1.83m)

GROUND FLOOR CLOAKROOM

STUDY
12' 5" x 7' 10" (3.78m x 2.39m)

LOUNGE
18' 2" x 18' 1" (5.54m x 5.51m)

DINING ROOM
17' 5" x 12' 4" (5.31m x 3.76m)

KITCHEN/BREAKFAST ROOM
25' 9" x 12' 4" (7.85m x 3.76m)

UTILITY ROOM
12' x 9' 10" (3.66m x 3m)

CONSERVATORY
19' 6" x 10' 5" (5.94m x 3.18m)

BEDROOM 1
16' x 12' 5" (4.88m x 3.78m)

BALCONY

BEDROOM 2
17' 5" x 12' 4" (5.31m x 3.76m)
max

BEDROOM 3
12' 4" x 12' (3.76m x 3.66m)

BEDROOM 4
12' 5" x 7' 10" (3.78m x 2.39m)

BATH/SHOWER ROOM/WC

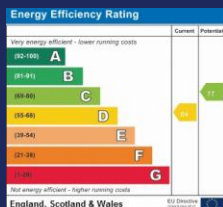
SHOWER ROOM/WC

LARGE PRIVATE DRIVE

DOUBLE GARAGE
20' 3" x 19' 7" (6.17m x 5.97m)

1/3 ACRE PLOT & GARDENS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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