



44 Woodlands Avenue, Rustington BN16 3HB  
**£685,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- Spacious Detached House
- Central Rustington
- Self Contained Annexe
- Flexible/Versatile Accommodation
- 3 Bedrooms in Main House
- En Suite Shower Room & Main Shower Room
- West Facing Rear Garden
- Double Width Private Drive
- EPC Rating: - C

A rarely available detached house in the centre of Rustington with a **LOVELY SELF CONTAINED ANNEXE** which would be ideal for a relative to live independently or possibly rent out to provide an income.

In brief the accommodation comprises, in the main house: - entrance hall, large through lounge/dining room, kitchen, additional separate reception room (currently used as a home hair salon); ground floor cloakroom, master bedroom with built in wardrobes and en suite shower room, two further bedrooms and another shower room/WC. The annexe has a large living room with kitchen area and doors to the garden and skylight; separate bedroom and a shower room/WC. Both the house and annexe have double opening doors to the west facing rear garden.

The annexe is a particular feature and provides a delightful environment to live in and can be accessed independently from the main house.

Features include gas central heating, double glazing, double width private drive and walking distance to Rustington village centre/shops and Woodlands recreation ground.

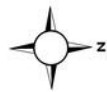
Woodlands Avenue leads directly into The Street where the comprehensive shopping parades are located and other local amenities.

Council Tax Band 'E'

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.

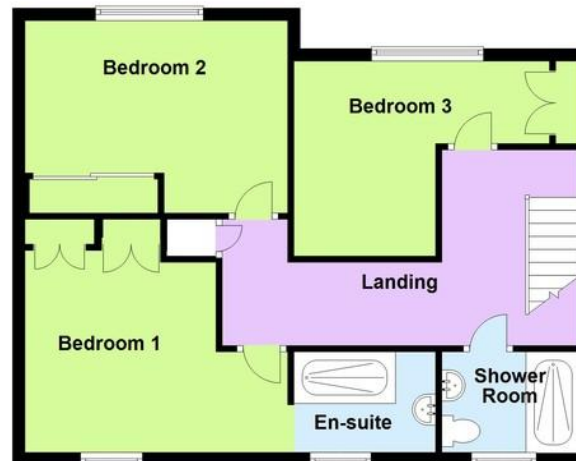


**Ground Floor**  
Approx. 98.9 sq. metres (1064.7 sq. feet)



Total area: approx. 158.1 sq. metres (1702.2 sq. feet)

**First Floor**  
Approx. 59.2 sq. metres (637.4 sq. feet)



**MAIN HOUSE**

**ENTRANCE HALL**

**GROUND FLOOR CLOAKROOM**

**LOUNGE/DINING ROOM**  
28' 9" x 11' 4" (8.76m x 3.45m)  
min

**ADDITIONAL RECEPTION ROOM**  
12' 10" x 8' 11" (3.91m x 2.72m)

**KITCHEN**  
11' 6" x 7' 3" (3.51m x 2.21m)

**BEDROOM 1**  
12' 2" x 10' 5" (3.71m x 3.18m)

**EN SUITE SHOWER ROOM**

**BEDROOM 2**  
12' 10" x 11' 7" (3.91m x 3.53m)

**BEDROOM 3**  
11' 9" x 10' 3" (3.58m x 3.12m)  
max

**SHOWER ROOM/WC**

**SELF CONTAINED ANNEXE**

**LIVING ROOM/KITCHEN**  
17' 8" x 14' 6" (5.38m x 4.42m)  
max

**BEDROOM**  
14' 6" x 9' 8" (4.42m x 2.95m)

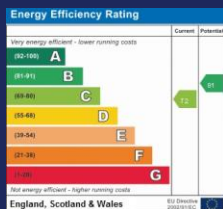
**SHOWER ROOM/WC**

**OUTSIDE**

**WEST FACING REAR GARDEN**

**DOUBLE WIDTH PRIVATE DRIVE**

**FRONT GARDEN**



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