



7 Cudlow Avenue, Rustington BN16 2HE
£780,000 Freehold

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- Detached Chalet in South Rustington
- 4 Bedrooms
- Master Bedroom & Dressing Room
- Lounge & Dining Room
- Office /Study
- Garage & Workshop
- South Rear Garden
- Council Tax Band 'D'
- EPC Rating: - 'C'

A rare opportunity to purchase a spacious and versatile detached chalet style house in a very sought after private road in south Rustington, between the sea and shops.

In brief the accommodation comprises: - front porch, entrance hall, dining room, lounge, conservatory, modern fitted kitchen, ground floor fourth bedroom and a study, which could be joined to make a very large bedroom adjacent to the ground floor shower room/WC. Master bedroom with a dressing room which could easily be converted to an en suite bath/shower room if required, two further bedrooms and a family bath/shower room.

Outside there is a large private drive which provides off road parking for several vehicles and leads to a detached garage with power and light and a workshop to the rear. The rear garden is a particular feature having a south aspect and measuring approximately 60' deep by 51' wide.

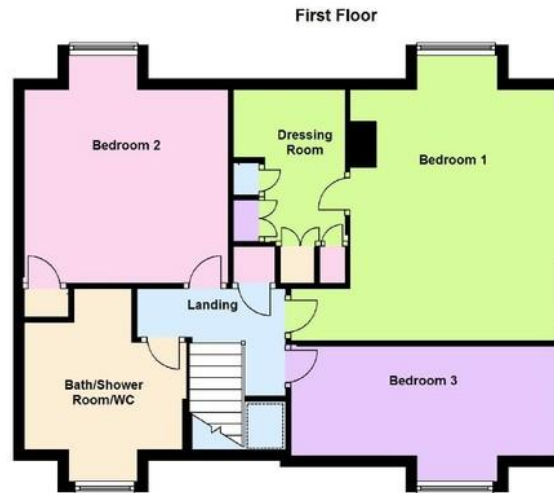
Features include gas central heating, double glazing, some Oak parquet flooring, under floor heating in the conservatory, modern kitchen with some built in appliances, built in cupboards and wardrobes and hatch to a large boarded loft space with boiler.

The property is situated in a private road in south Rustington between the village centre, shops and the seafront. Cudlow Avenue runs between Sea Lane and Broadmark Lane (which has an electrically operated gated entrance)

We would strongly recommend viewing the property to be fully able to appreciate it.

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.





Total area: approx. 179.1 sq. metres (1927.4 sq. feet)

Front Porch

Entrance Hall

Lounge
17' x 12'

Dining Room
15'6 x 14'10

Conservatory
13'10 x 10'6

Kitchen
15'1 x 9'6

Ground Floor Shower Room/WC

Bedroom 4
11'9 x 9'11

Study/Bedroom 5
11'4 x 9'3

Master Bedroom
15'6 x 12'6

Dressing Room (Scope For En-Suite)

Bedroom 2
12'3 x 11'8

Bedroom 3
15'4 x 6'9

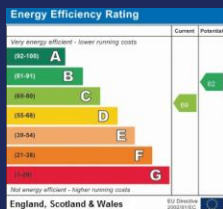
Family Bath/Shower Room

Outside

Rear Garden
60' x 51'

Garage
20'8 x 8'6

Workshop
8'5 x 8'1



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