



Cudlow Avenue, Rustington, Littlehampton, BN16 2HE

- An Impressive Double Fronted Four Bedroom Detached Family Home
- Separate Modern Kitchen
- Two Impressive Reception Rooms
- Prime Rustington Location

GUIDE PRICE OF £750,000 - £775,000

- Driveway With Garage
- Enclosed Wrap Around Lawn and Patio Garden
- Excellent Local Schools Nearby
- Positioned Within Private Road



Introducing a stunning double fronted four-bedroom detached family home located in the private and desirable road Cudlow Avenue, Rustington. This property offers spacious and well-appointed living spaces, making it an ideal choice for families seeking a comfortable and stylish home.

As you approach the house, you are greeted by a large porch, providing a welcoming entrance and a convenient space to greet guests. Upon entering, you will find a spacious entrance hallway, creating a grand and inviting atmosphere.

On the ground floor, this property boasts a lounge, offering a cosy and relaxing space for family gatherings or entertaining guests. Adjacent to the lounge, there is a separate dining room, providing an elegant area for formal dining occasions or hosting dinner parties.

The separate kitchen is another notable feature of this home, offering ample space for culinary endeavours. With modern appliances and plenty of storage, this kitchen provides a functional and stylish environment for preparing meals.

Additionally, there is a utility room, providing a dedicated space for laundry and pantry for additional storage needs. This room offers convenience and helps to keep the main living areas clutter-free.

The ground floor also features a fourth bedroom, which can serve as a guest room, home office, or playroom, depending on your needs. A family bathroom and a separate WC complete the ground floor layout, providing convenience and functionality for the whole family.

Moving to the first floor, you will find a large landing area, creating a sense of openness and providing access to the master bedroom and two further bedrooms. This layout offers privacy and separation between the bedrooms, ensuring a peaceful and comfortable living environment.



Outside, this property offers a wrap-around garden, providing both lawned and patio areas. This outdoor space is perfect for outdoor activities, gardening, or simply enjoying the fresh air and sunshine. The garden offers a private and secure environment for children to play and for families to relax and entertain.

Furthermore, the property includes a driveway and a garage, providing ample off-street parking and additional storage space.

Located in the sought-after Cudlow Avenue, Rustington, this family home benefits from a peaceful and family-friendly neighborhood. Rustington offers a range of amenities, including shops, schools, beaches, parks, and recreational facilities, ensuring a convenient and fulfilling lifestyle for residents.



Accommodation

GROUND FLOOR

PORCH

ENTRANCE HALLWAY
6' 4" x 18' 4" (1.94m x 5.59m)

LOUNGE
13' 5" x 11' 9" (4.10m x 3.57m)

DINING ROOM
13' 2" x 11' 9" (4.01m x 3.59m)

BEDROOM FOUR
10' 4" x 11' 3" (3.15m x 3.43m)

KITCHEN
10' 4" x 9' 7" (3.15m x 2.93m)

UTILITY ROOM

BATHROOM

FIRST FLOOR

BEDROOM ONE
11' 11" x 8' 8" (3.16m x 2.64m)

BEDROOM TWO
9' 6" x 15' 7" (2.90m x 4.76m)

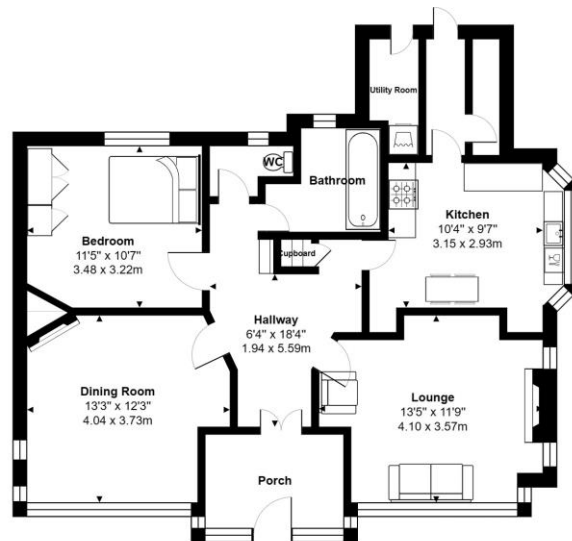
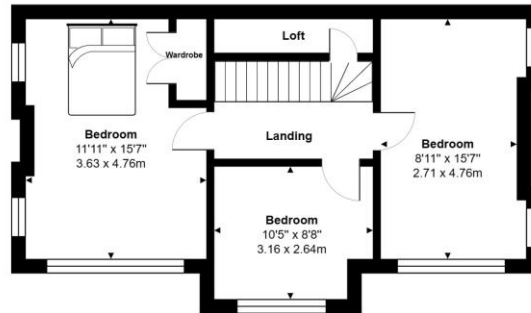
BEDROOM THREE
10' 5" x 8' 8" (3.15m x 2.64m)

OUTSIDE

DRIVEWAY & GARAGE

FRONT AND REAR GARDEN

Picture this...



This is the ideal property to come home to after a long day! Relaxing in your private rear garden whilst enjoying a few drinks in the sun...could there be a better way to switch off?

Why not take a short drive into town and really soak up Rustington's cosmopolitan atmosphere by exploring the wide range of bars, restaurants and shops on offer. This town really is known for its entertainment and lifestyle.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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