



30 Cudlow Avenue, Rustington

£850,000

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Rustington, Littlehampton

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

This **incredible detached chalet-style coastal home** is offered **chain free** and showcases a complete top-to-bottom renovation, creating a true **turn-key property** in one of Rustington's most prestigious settings. Located within the coveted **Cudlow Private Estate**, the home sits perfectly between the **beach** and **Rustington Village**, offering the ideal coastal lifestyle.

Stepping through the **statement double doors**, the impressive **double-width entrance hall** sets the tone for the space and quality throughout. At the front of the home are **two generous rooms**, ideal as spacious double bedrooms or flexible reception spaces. A third ground-floor bedroom adds further versatility and would serve perfectly as a **study or home office**.

The ground-floor bedrooms are served by a **beautifully appointed bathroom**, complete with a bath, walk-in shower, WC and stone-topped vanity unit. The finish is modern, elegant and designed for everyday comfort



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To the rear of the home, the stunning **full-width kitchen, dining and day-living space** creates the true heart of the property. Overlooking the garden and opening onto the patio through bi-fold doors, this bright and social area is perfect for entertaining. The kitchen features **integrated appliances, Bosch oven and hob**, and stylish **sage shaker-style units** with solid wooden worktops.

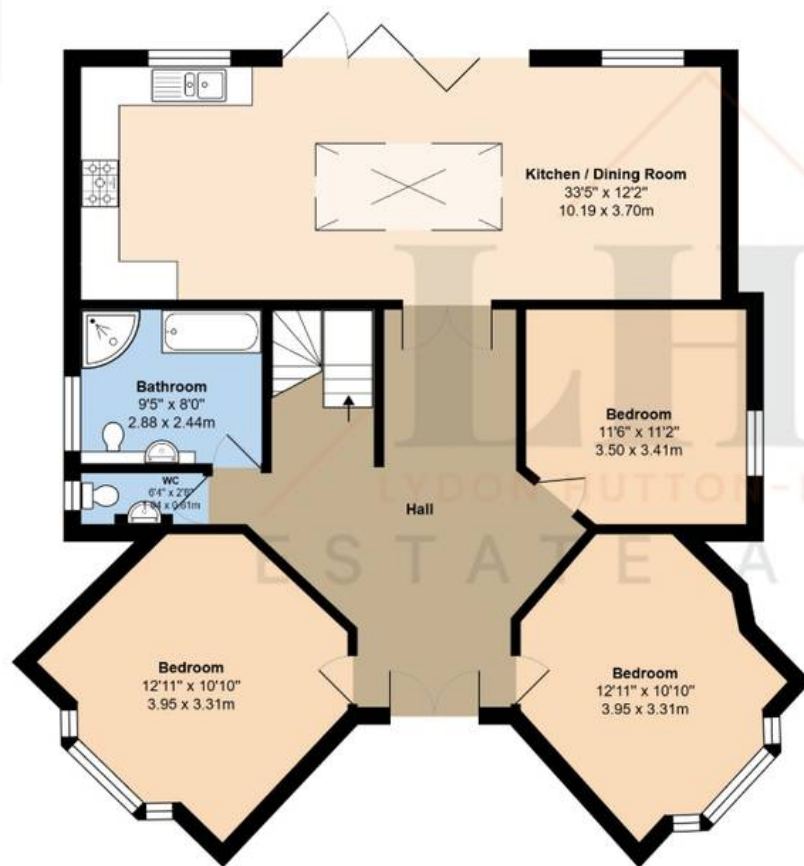
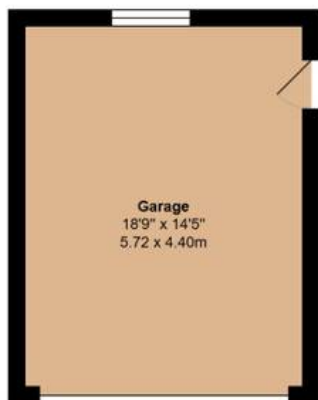
The **principal suite** occupies the entire first floor, offering a peaceful retreat filled with character and complete with its own **en-suite** featuring a walk-in shower and vanity unit.

Outside, the rear garden provides two patio areas, a central lawn and modern linear fencing for soft screening. To the front, the driveway offers parking for multiple cars along with a **double garage** fitted with power, lighting and an electric roller door.

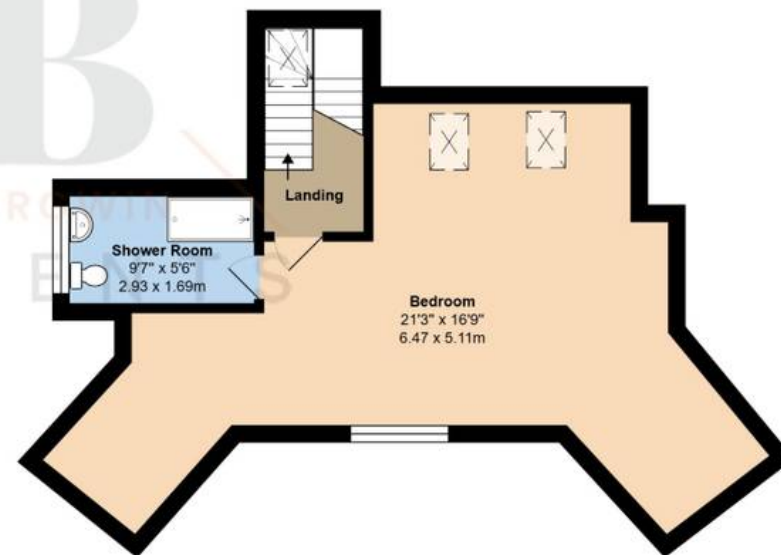








Ground Floor



First Floor

Total Approx. Floor Area 2053 ft² ... 190.7 m² (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

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