



Kenmore  
Claigmar Road Rustington  
West Sussex, BN16 2NL

Glyn-Jones  
& COMPANY



# Kenmore

Claimar Road Rustington  
West Sussex, BN16 2NL

An extended Edwardian house offering substantial and versatile accommodation, within just a few hundred yards of Rustington's comprehensive village centre.

A rare opportunity to acquire a detached character property with unrivalled accommodation, extending to over 3000 sq.ft. Until very recently used as a guest house, Kenmore offers great scope, as a large family dwelling, perhaps accommodating two families, or a single family with dependant relatives.

Alternatively, the property could be suitable for a number of other business uses, subject to the normal planning requirements.

The original part of the house comprises two or three large reception rooms, and four bedrooms. Whilst the extension to the south side provides, a further two or three receptions rooms, and two first floor bedrooms, with the scope for a second kitchen if required. There are two staircases, each accessing only part of the first floor, providing a great opportunity for sharing families requiring their own privacy.

The property is exceptionally well appointed, most of the bedrooms enjoy an en-suite shower room and the house is tastefully decorated to a high standard throughout. There is a comprehensive heating system with two boilers, and the majority of windows are uPVC double-glazed.

Internal viewing is highly recommended in order to appreciate the vast accommodation on offer and the outstanding condition of the property.

Guide Price £800,000





## Accommodation

### Original House – Ground Floor

Pleasant entrance hall with stairs to first floor; two bright and spacious dual aspect reception rooms, one of which is currently fitted as a bedroom with en-suite; large well fitted kitchen / breakfast room with modern high gloss grey units; pitched roof conservatory; large utility room; ground floor bathroom; boiler room.

### Original House - First Floor

Bright and spacious landing with large double cupboard, access to roof space; four bedrooms, two of which are large double rooms both with en-suite shower rooms, there is a further double with en-suite WC, and a single room. All rooms are double glazed, with radiators and built in wardrobes, all en-suites are fitted with white sanitary ware including a shower, wash hand basin and WC, and part tiled walls.

### Extended House – Ground Floor

Four good-sized rooms currently configured as two reception rooms and two bedroom (one with en-suite). There is also a well-fitted bathroom with bath, shower, wash hand basin and WC.

This accommodation is versatile and could be altered to suit the occupant.

### Extended House – First Floor

Comprises two double bedrooms, both with en-suite shower rooms and fitted wardrobes, double-glazed windows and radiators, small landing with airing cupboard.

## Outside

There is a secluded and enclosed west facing rear garden, mainly laid to lawn, with a number of mature bushes, and shrubs offering excellent screening and a pleasant outlook. There is an extensive paved patio area adjacent to the property and access to both sides of the house.

To the front, there is a further expanse of lawn with the house being set well back from the road, with extensive off road parking for numerous vehicles. There is a large pitched roof detached garage with power and light.

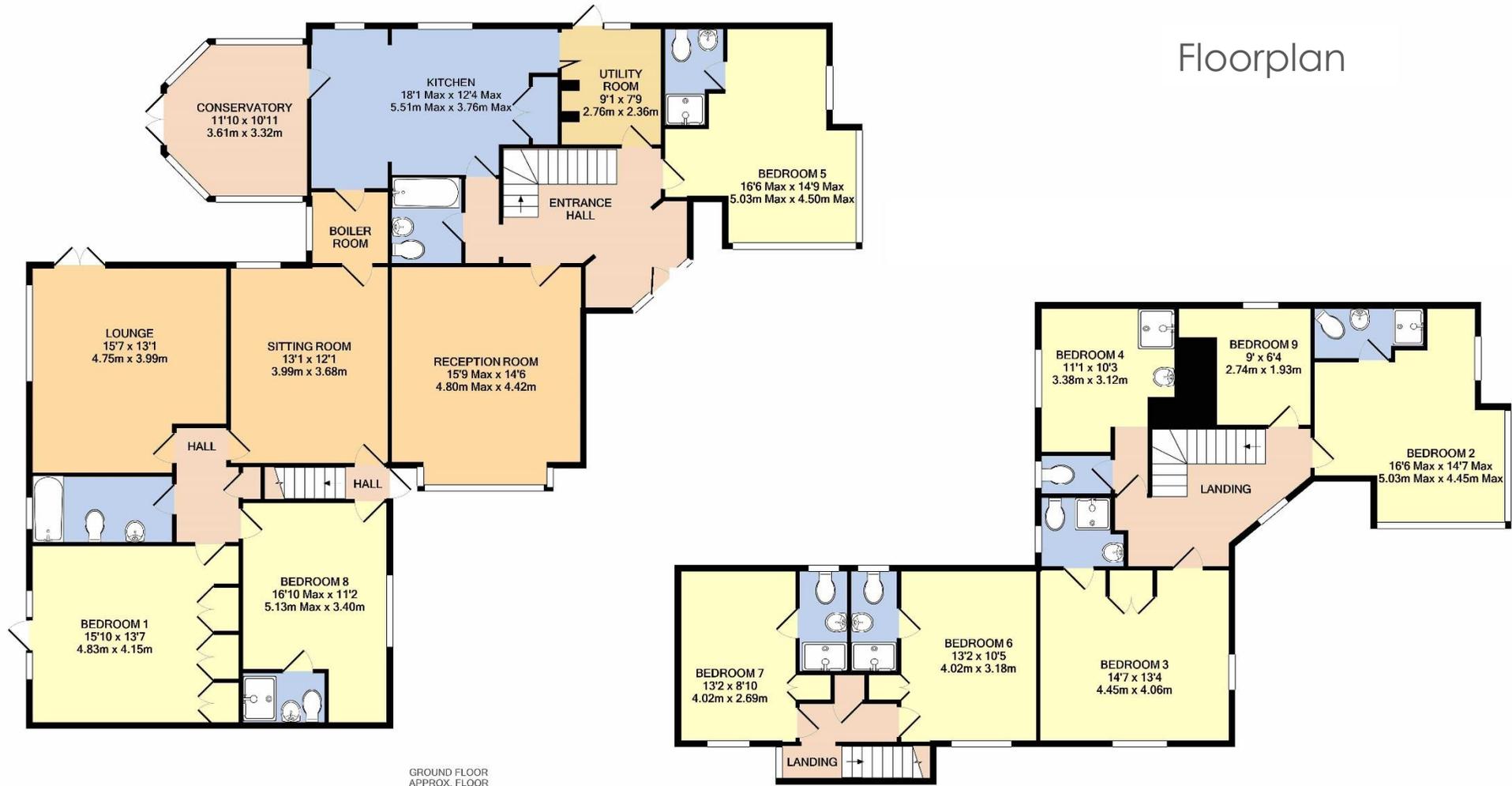
## Location

Rustington is approximately at the midpoint of the West Sussex coast and midway between the county town of Chichester and Brighton. The A259 runs along the north of Rustington, westward to Littlehampton, Bognor Regis and Chichester, and east to Worthing and Brighton.

Kenmore is central to Rustington village with most amenities close to hand, including library, churches and medical centre. The village offers comprehensive shops, including Waitrose and a wide range of specialist retailers, coffee shops and restaurants.

The area benefits from a wide variety of recreational facilities including Angmering on Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton. A little further afield there is the historic town of Arundel with castle and cathedral, horseracing at Goodwood and Fontwell, and Chichester Festival Theatre.

# Floorplan



Council Tax (Annex) – Band B

Energy Performance – C

Current Commercial Use – C1 (Guest House)

Rateable value - £14,750 (This is not the amount you pay)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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94 The Street, Rustington, West Sussex, BN16 3NJ

Tel: 01903 770095

Email: rustington@glyn-jones.com

[www.glyn-jones.com](http://www.glyn-jones.com)

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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

