



Cobblestones, The Thatchway
Rustington
West Sussex, BN16 2BN

94 The Street, Rustington, West Sussex, BN16 3NJ
Tel: 01903 770095
Email: rustington@glyn-jones.com
www.glyn-jones.com



Cobblestones, The Thatchway

Rustington

West Sussex, BN16 2BN

A most attractive detached family house, located on Rustington's private Sea Estate.

This late 1920s built character residence is designed in a mock Tudor style and boasts bright, spacious, and well-planned accommodation throughout.

The property is located within a highly desirable position, just one road back from the greensward, with the seafront found in only a couple of hundred yards.

There is a great deal of original charm and character on offer, with particular features including; wooden beamed ceilings, a striking open grate fireplace in the living room, and a picturesque southerly facing rear garden.

The accommodation comprises; four bedrooms, two of which benefit from en suite facilities; two reception rooms, a large kitchen/breakfast room, first floor bathroom; dressing room; two ground floor WC's; utility room; garden room; garage with adjoining workshop; and an attic storage room accessed via a loft ladder.

The Thatchway is one of Rustington's premier roads, favourably located towards the southern end of Rustington's private Sea Estate, providing quick and easy access to the beach.

Rustington's comprehensive village centre can be found within approximately half a mile, with a wide range of independent and national retailers, including Waitrose supermarket. The village offers extensive amenities with cafes, restaurants, library, churches, and doctors' surgery all close to hand. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

£1,400,000 (Freehold)





Accommodation

The property is entered via an ornate wooden front door leading to an entrance hall, which provides access to all principal ground floor rooms including an impressive living room that encompasses an elegant open grate fireplace, wooden beamed ceiling, and 'French' style doors leading/overlooking the rear garden. The remainder of the ground floor consists of a spacious 'Farmhouse' style kitchen/breakfast room, with part terracotta tiled floor; formal dining room, with wooden beamed ceiling and 'French' style doors to rear garden; utility/boiler room; ground floor cloakroom, with recessed storage; further separate WC; integral garage, with adjoining workshop; and a westerly facing sunroom, accessed from the garden.

The first-floor accommodation is arranged with four bedrooms, two of which benefit from contemporary en suite shower rooms; an independent dressing room, with twin opposing built-in wardrobes; and a bathroom, with adjacent separate WC. The first-floor landing also gives access, via a fitted ladder, to a boarded attic room boasting glimpses of the sea.

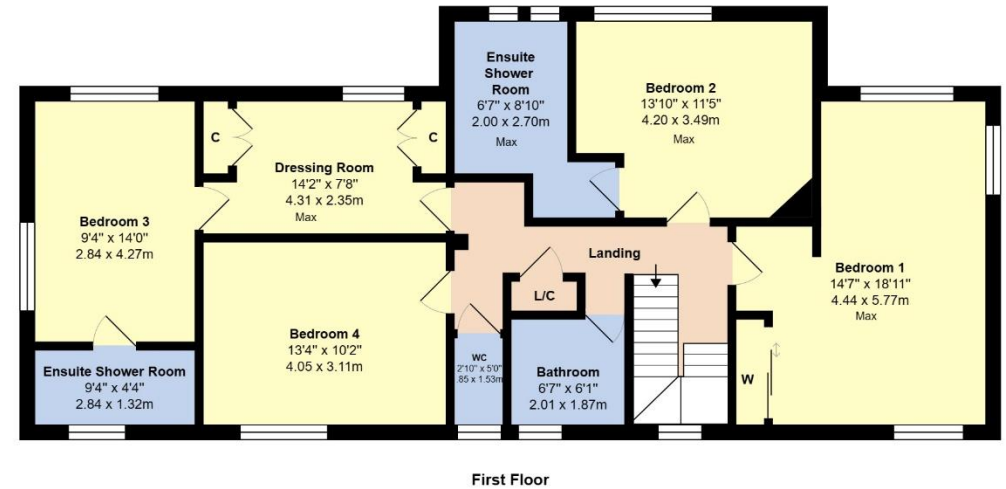
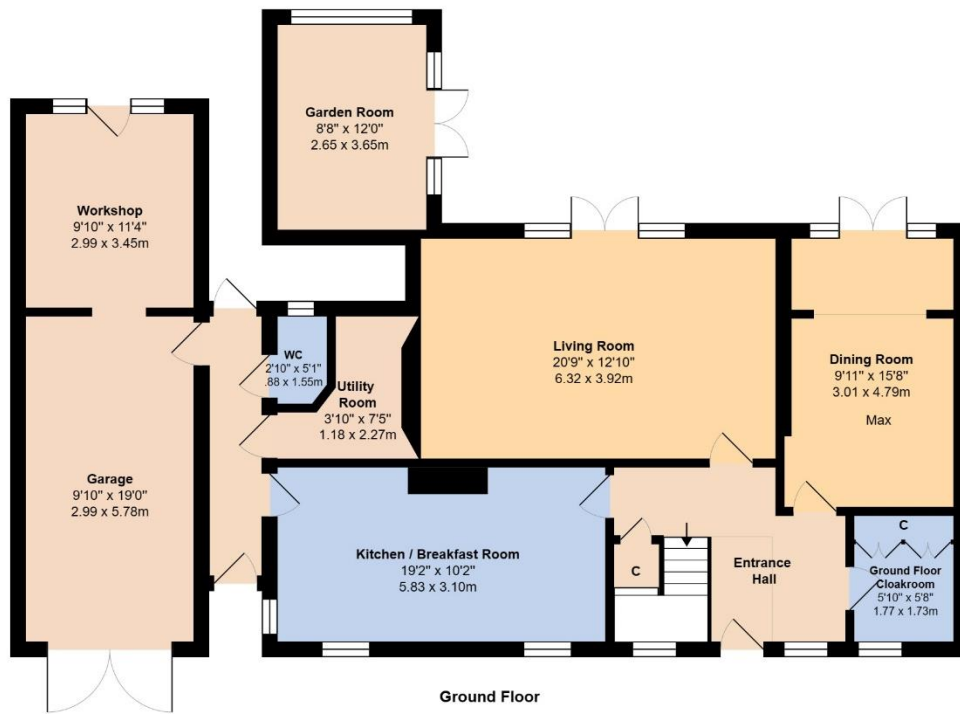


Additional attributes include an imposing dark oak staircase with storage under; gas fired central heating; 'Leaded Light' windows to the front; double glazing to the rear; and polished wooden flooring through much of the property.

Outside

An outstanding feature of this property is the exceptionally well-tended rear garden set on a delightful SOUTHERLY ASPECT, which is mainly laid to lawn and incorporates numerous well-stocked borders and beds offering an abundance of established plants, bushes, and trees, as well as a full width paved patio area and timber summerhouse. To the front, there is a 'carriage' style driveway enabling ample OFF-ROAD PARKING, with central area of lawn and surrounding borders.





Total Area: 2509 ft² ... 233.1 m² (Includes Garage & Workshop)

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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jim 2023

Council Tax Band: G

Energy Performance Rating: D

94 The Street, Rustington, West Sussex, BN16 3NJ
Tel: 01903 770095
Email: rustington@glyn-jones.com
www.glyn-jones.com

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.

WITH OVER...

500 COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

Glyn-Jones