



49 Sea Avenue
Rustington
West Sussex, BN16 2DN

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A deceptively spacious detached character bungalow, located on Rustington's sought after private Sea Estate.

A most charming mock Tudor style detached bungalow offering bright and spacious accommodation throughout. The property is favourably located within just a few hundred yards of the beach and seafront greensward.

The versatile accommodation comprises in brief: two good sized reception rooms, a large reception hall, sun lounge, spacious kitchen / breakfast room, three double bedrooms, utility room, bathroom with WC, two further WCs, entrance porches to the front and rear.

Particular features include: gas fired central heating, with replacement boiler in 2023, full replacement double-glazing with leaded lights throughout, detached garage with long private driveway, and enclosed, secluded private garden.

Sea Avenue is one of Rustington's premier roads, located on Rustington's private Sea Estate and providing direct access to the seafront greensward and the foreshore.

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 surgeries, all close to hand. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

£825,000 - Freehold





Accommodation

The property is entered via a front porch and south-westerly sunroom, overlooking the front garden, with doors opening to a spacious reception hall, measuring over 24' in length. All principal rooms are accessed from this large hall, with an archway opening to the sitting room. The sitting room enjoys a contemporary stone fireplace focal point and a bay window, also overlooking the front garden. The dual aspect dining room is located on the south side of the bungalow with a serving hatch from the kitchen.

The 17'6 kitchen/breakfast room is well fitted out in light wood effect units and stone effect light grey rolled top work surfaces, with inset 1½ bowl acrylic sink unit. There are a large number of base storage units, providing drawers and cupboards, and wall mounted units, including a plate rack and shelving. Integral appliances include a 4-burner stainless steel gas hob with extractor above, built in electric oven, microwave and fitted dishwasher. There is ample space for a breakfast table, adjacent to a chimney breast with further built in storage.

A door from the kitchen leads to a large utility room providing ample space and plumbing for several appliances. Two deep cupboards provide a boiler room (new Worcester gas fired boiler replaced 2023) and an airing cupboard housing the hot water tank. A door from the utility room gives access to a rear porch and gardener's WC.

There are three good-sized bedrooms, two of which are in excess of 17' in length and both have built-in wardrobe units. All three bedrooms benefit from a pedestal wash hand basin. A large bathroom comprises panelled bath, separate walk-in shower, low level WC and wash hand basin; the bathroom is part tiled and the sanitary ware is all white. There is a further separate WC adjacent.

Outside

The property sits on a corner plot with attractive well-maintained gardens to the front and side. The private rear garden is located to the north of the property and measures approximately 65' in length by 25' in width. This area is part laid to lawn and part paved with a shrub border. There is a large aluminium greenhouse included in the sale. The rear garden is well enclosed and secluded, accessed from both the rear and the front via secure wooden gates. The front garden is mainly lawned with well-stocked borders containing mature bushes and trees providing screening from the road. To the rear of the property there is a **Detached Garage** measuring 16'7 x 9 with a pitched roof, power and light. Adjacent to the garage is a useful lean-to garden shed. The garage is approached by a long driveway providing ample off road parking for a number of vehicles.





Council Tax Band: G

Energy Performance Rating: D

Total Area: 1792 ft² ... 166.5 m²

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

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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.

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