



30A Cudlow Avenue
Rustington
West Sussex, BN16 2HE

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30A Cudlow Avenue, Rustington

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A charming chalet style property offering bright and spacious, well-planned accommodation with a generous and secluded rear garden. Favourably located on a private road, between the village centre and the seafront.

This delightful chalet, constructed in the 1960s, is offered for sale in good clean decorative order, with full vacant possession and no on-going chain.

Particular features include; uPVC double glazing throughout, with leaded lights to the front, gas fired central heating, a large sun lounge to the rear of the property, opening to the landscaped garden, and an attached garage to the side, with carport.

The accommodation comprises, in brief, on the ground floor; entrance hall and cloakroom, a spacious lounge / dining room (approx.. 28' in length), fitted kitchen, ground floor bedroom, large sun room/conservatory. And on the first floor; two double bedrooms with shower room, along with an additional room, ideal as office or study.

Cudlow Avenue is a quiet, private, residential road, situated between the village centre and the beach, both within easy access. The comprehensive village centre can be found within less than half a mile, with a wide range of independent and national retailers, including Waitrose supermarket. The extensive amenities include a choice of cafes and restaurants and a library. Churches and doctors' surgeries all close to hand. Angmering mainline railway station (approx. 1.4m) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Guide Price £685,000 - Freehold





Accommodation

The property is approached via a covered porch, with the front door opening to the entrance hall; providing access to the first floor and all principle ground floor rooms, including the triple aspect **Lounge/Dining Room**; with feature fireplace and wood burning stove, exposed stripped timber flooring and uPVC double glazed doors opening onto the large **Conservatory or Sun Lounge**. This is of part brick and part uPVC construction, overlooking and opening onto the garden, and with a personal door the **Garage**.

The **Kitchen** is well fitted out, with marble effect rolled top work surfaces and medium wood effect fronted units; an L-shaped worktop runs the length of the room, with inset 1½ bowl enamel sink unit. There is a further work top with inset 4 burner ceramic hob and electric oven below; a range of base and wall mounted units provide storage, including a tall-shelved larder cupboard; a wall mounted 'Baxi' boiler supplies the central heating and hot water. There is ample space for appliances, including plumbing for washing machine and dishwasher; there is a ceramic tiled floor; a uPVC double glazed window overlooks the rear garden and a back door provides side access to the garden

Also on the ground floor is a **Double Bedroom**, with a south aspect and a **Cloakroom** with low level WC, and corner wash hand basin.



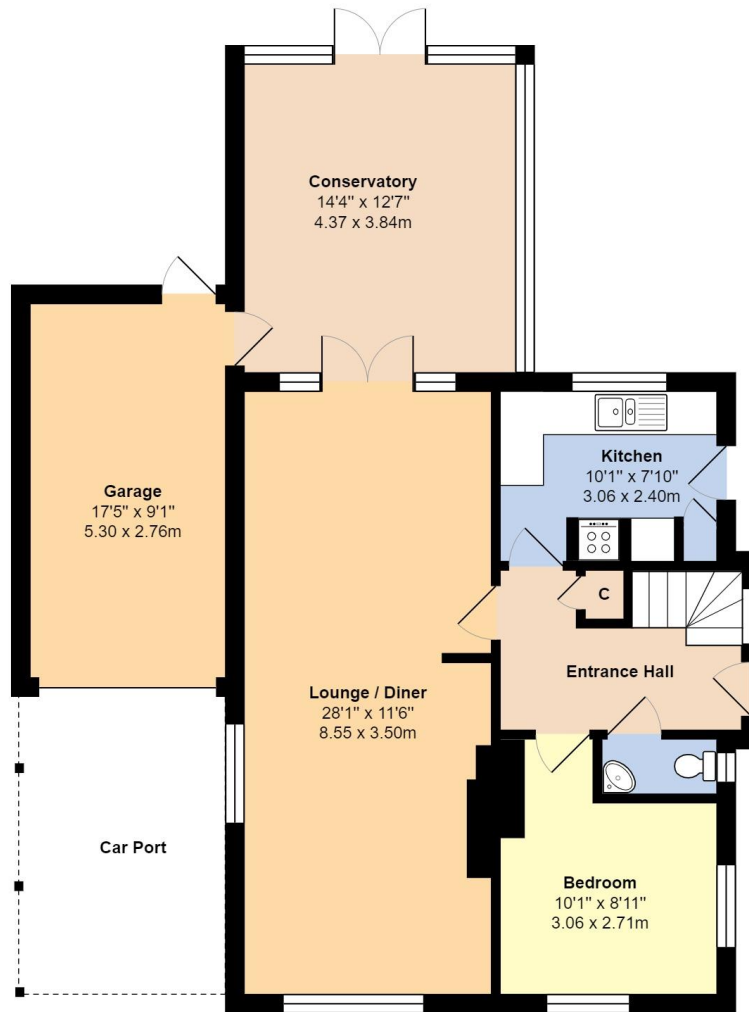
On the **First Floor**, the landing provides access to all rooms and the small roof space. The **Principle Bedroom** is south aspect with full width floor to ceiling, mirror fronted wardrobes and further eves storage. **Bedroom Two** is also a good size, and has a recessed double wardrobe. There is a third small room, ideal as **Study or Office**. The large **Shower Room** is well appointed, with fully tiled walls, a large walk in double shower cubicle with Triton electric shower, inset wash hand basin with vanity unit, and low level WC.

Outside

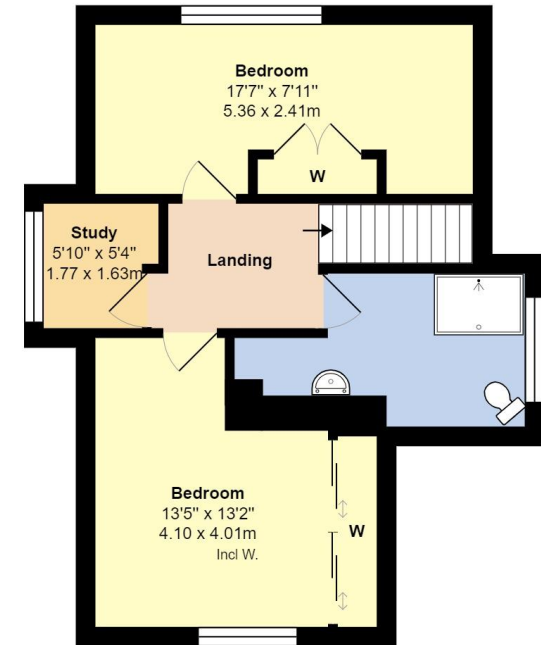
Being a particular feature of the property there is a delightful enclosed and secluded rear garden, measuring in excess of 85' in length. The garden is mainly laid to lawn with a feature two-tiered lawn, and well-stocked borders with a number of well-maintained shrubs and bushes. The garden offers a high degree of privacy and well enclosed by timber fencing. There are two areas of paved patio, one close to house and the other, with a timber pergola, further down the garden.

The **Attached Garage** is approached via a long private driveway, with **Carport** to the front providing further covered parking. There is a remote operated up and over door, power and light and personal door to garden and sun lounge.





Ground Floor



First Floor

Council Tax Band: E

Energy Performance Rating: D

Total Area: 1474 ft² ... 136.9 m² (Including Garage, Excluding Car Port)

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.

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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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