

Harefield
40B Sea Avenue
Rustington, West Sussex, BN16 2DG

94 The Street, Rustington, West Sussex, BN16 3NJ

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A particularly spacious Executive Style Detached House, located on Rustington's sought after private Sea Estate.

A most attractive neo-Georgian family house, constructed circa 1975, and offering bright and spacious accommodation of approximately 2500 sq.ft. The property is favourably located within half a mile of the seafront greensward, and a similar distance of Rustington village centre.

The well-planned accommodation comprises, in brief; two reception rooms, a spacious kitchen/breakfast room, utility room and cloakroom on the ground floor; and four bedrooms (originally five) and two bathrooms on the first floor.

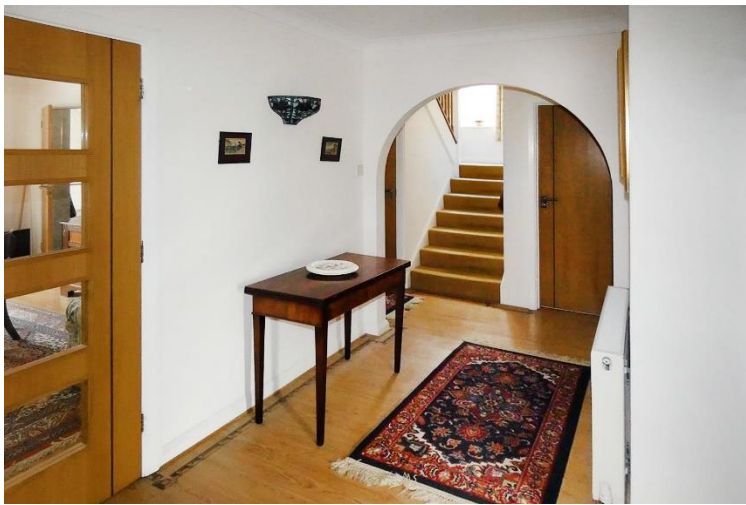
Benefits include, a fully fitted kitchen, uPVC double glazed sash windows, contemporary refitted bathroom, glass panel oak laminate internal doors and gas fired central heating. In addition there is a large glass-roofed conservatory, a good size private west-facing garden and an integral double garage.

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' surgery all close to hand. Leisure activities include a choice of Golf clubs close by and Lanes Health Club. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Guide Price £1,100,000 - Freehold





Accommodation

The original mahogany front door opens to a large L-shaped **entrance hall**, providing access to the principle reception rooms, including the 26'8 triple aspect **sitting room**, with feature bay window and stone fireplace. There are double doors from the sitting room to the **conservatory** and further glazed internal doors to the central **dining room**, which enjoys an outlook over the rear garden.

The spacious **kitchen/breakfast** room is extensively fitted out in contemporary high gloss fronted units with marble effect worktops. There is an inset 1½-bowl sink unit and a large number of both floor standing and wall mounted storage units. A large 'Smeg' range cooker is included in the sale, with a stainless steel extractor hood above. An L-shaped worktop provides a useful breakfast bar. The walls are part tiled and there are windows to the south and west, overlooking the garden. A door from the kitchen leads to the **utility room** with external side access. There is a ground floor **cloakroom** from the entrance hall.

The large **conservatory** is of cavity brick and uPVC double-glazed construction, there is a self-cleaning pitched glass roof and doors opening to both the patio and rear garden.



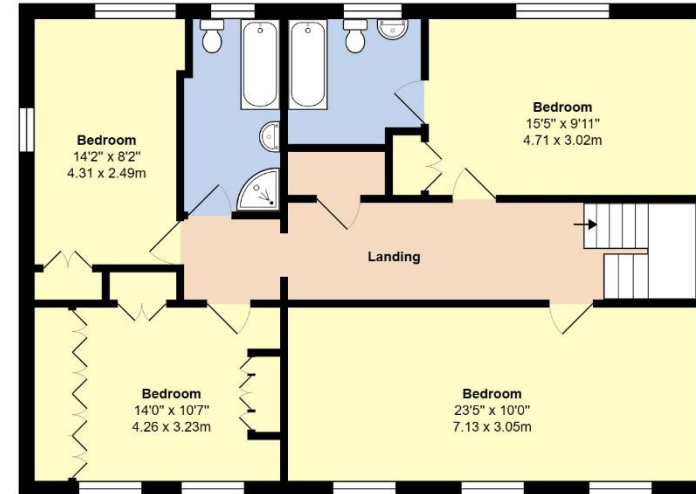
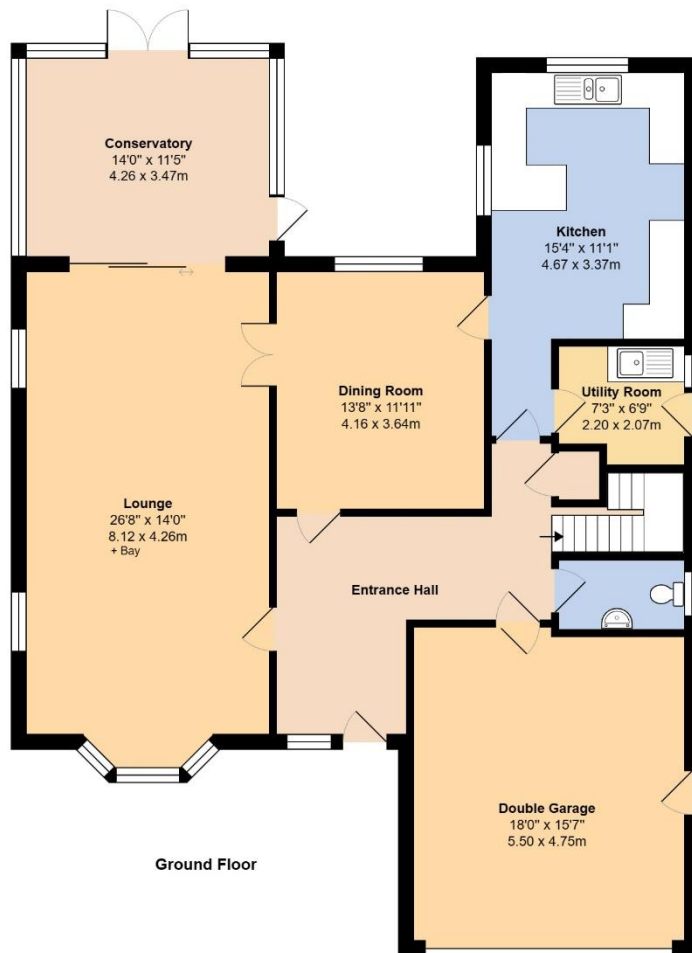
On the first floor, there is a **spacious landing**, and **four double bedrooms**. Bedroom One enjoys an **en-suite bathroom**, refurbished to a high standard with modern white suite. There are two further double bedrooms and a fully-tiled **family bathroom** with WC and walk in corner shower unit. The final and largest of the bedroom measures 23'5 in length, and would make an ideal **bedroom/hobbies room**. This was originally two bedrooms, and this configuration could easily be re-instated. The bedrooms are well equipped for storage with both recessed and built in wardrobes and cupboards.

Outside

There is a good size **west facing rear garden** of approximately 80' in length. The garden is mainly laid to lawn, with well-stocked borders with a variety of bushes and shrubs. The feature garden offers a high degree of seclusion and privacy, with timber fencing and tall mature greenery to three sides. To the front there is a further attractive garden and driveway providing ample off road parking.

The **integral double garage** measuring 18' x 15'7 is accessed via a remote controlled roller door. There is power and light, a personal door to the entrance hall and a further external door to the north side of the property.





Council Tax Band: G

Energy Performance Rating: D

Total Area: 2523 ft² ... 234.4 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jm 2024

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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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