

**Cudlow Avenue, Rustington,
West Sussex, BN16 2HE**
£750,000 - Freehold

Glyn-Jones



Total Area: 1761 ft² ... 163.6 m² (Includes Garage & Workshop / Excludes Eaves)
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



Extended 1930's Detached Chalet | Four Bedrooms | Three Reception Rooms | Two Bathrooms | Kitchen / Breakfast Room Overlooking Garden | 30ft x 15ft Heated Swimming Pool | Well-Maintained Garden with Access Gate To Claignar Road | Gas Central Heating (New Boiler Installed in 2024) | Integral Garage / Workshop | Private Road

Property Information

Tenure - Freehold

Council Tax Band - E

Energy Efficiency Rating – F38

Introducing this impressive extended 1930's detached chalet in the heart of Rustington Village. Situated on a private road, this property boasts a total of four bedrooms - three on the first floor and one on the ground floor. The ground floor features a convenient bathroom with a shower cubicle, while the first floor offers an additional bathroom/w.c.

Among the many highlights of this property is a heated swimming pool measuring approximately 30ft x 15ft, perfect for enjoying the outdoors during the warmer months. In addition, there are three separate reception rooms.

As you enter the property, the entrance hall leads into a beautifully appointed dining room with an open fire-place and exposed beam ceilings. The lounge with exposed beamed ceilings offers a comfortable space, and the sun lounge with patio doors opening out to the garden is perfect for relaxation.

Additional features include gas central heating with a new boiler installed in 2024, an integral garage with adjacent workshop, and a rear access gate at the far end of the garden leading onto Claignar Road providing easy access to the village.

With Waitrose Supermarket just a quarter of a mile away and convenient access to the village, this property offers the perfect blend of tranquillity and accessibility.

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

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



Rustington Office
01903 770095
rustington@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

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

Glyn-Jones
Rustington Office
01903 770095
www.glyn-jones.com

Cudlow Avenue, Rustington, West Sussex, BN16 2HE

£750,000 - Freehold



Location – 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).



Outside to the rear, the property boasts a well-maintained garden mature garden measuring approximately 70ft x 50ft. There is a large patio adjacent to the property with the remainder being mainly lawned with the swimming pool and various shrub borders. To the front, there is a driveway ensuring ample space for vehicles.

