



'Two Stacks '
22 Sea Avenue Rustington
West Sussex, BN16 2DG

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

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Am most attractive cottage style Detached House, located on Rustington's sought after private Sea Estate.

A rare opportunity to find a charming character house with such obvious potential. There is great scope for refurbishment and the possibility to extend, subject to normal planning consents. The bright, well-planned accommodation includes, on the ground floor; a 17' sitting room with separate dining room, kitchen/breakfast room, a sun lounge overlooking the rear garden, and a ground floor cloakroom. On the first floor, there are three double bedrooms and a bathroom. Externally the property enjoys a large secluded west facing rear garden, an attached garage with private driveway.

The property is located in Sea Avenue, 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 can be found within half a mile, offering a wide range of both specialist and national retailers, including Waitrose, along with coffee shops and restaurants. Most other amenities are close to hand, including library, churches and medical centre.

The area benefits from a wide variety of recreational facilities including Angmering on Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton. A little further afield there is the historic town of Arundel with castle and cathedral, horseracing at Goodwood and Fontwell, and Chichester Festival Theatre. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Offers Invited in excess of
£750,000 - Freehold





Accommodation

Covered Entrance

Replacement double-glazed front door to: -

Entrance Hall

With stairs to first floor, with under stair cupboard; radiator; doors to all principle rooms.

Ground Floor Cloakroom

Original high level WC, wash hand basin, double-glazed window, radiator.

Sitting Room 17'2' x 10'11 (5.22m x 3.34m)

Dual Aspect room; feature red brick built fireplace; replacement leaded light windows to front; radiator; door opening to Sun Room

Dining Room 11'11 x 9'11 (3.63m x 3.02m)

West aspect; double glazed window overlooking garden; radiator.

Kitchen / Breakfast Room 9'11 x 9'5 (3.02m x 2.88m)

Window to front; 'Rayburn' gas fired range cooker, supplying central heating; double drainer stainless steel sink unit; base cupboards under and drawers; range of wall mounted storage units; built in larder cupboard; double-glazed window; space and plumbing for washing machine; side door to driveway; fluorescent strip light.

Sun Lounge 10'3 x 8'10 (3.13m x 2.70m)

West Aspect; patio doors opening to garden; original 'Crittall' window.

First Floor Landing

Access to roof space; double glazed landing window.

Bedroom One 17'0 max x 10'11 (5.17m x 3.32m)

Dual Aspect east/west; two double glazed windows; radiator.

Bedroom Two 12'6 x 11'11 (3.80m x 3.63m)

West Aspect; double glazed window; radiator.

Bedroom Three 11'9 x 7'11 (3.57m x 2.42m)

East Aspect; double glazed window, radiator; recessed heated linen cupboard, housing hot water cylinder.

Bathroom/WC

Original mint green suite, comprising; enamelled cast iron bath with electric shower over; wash hand basin; low level WC; fully tiled walls; double glazed window; radiator.

Outside

Attached Garage

Approached via private driveway with wooden double doors.

Gardens

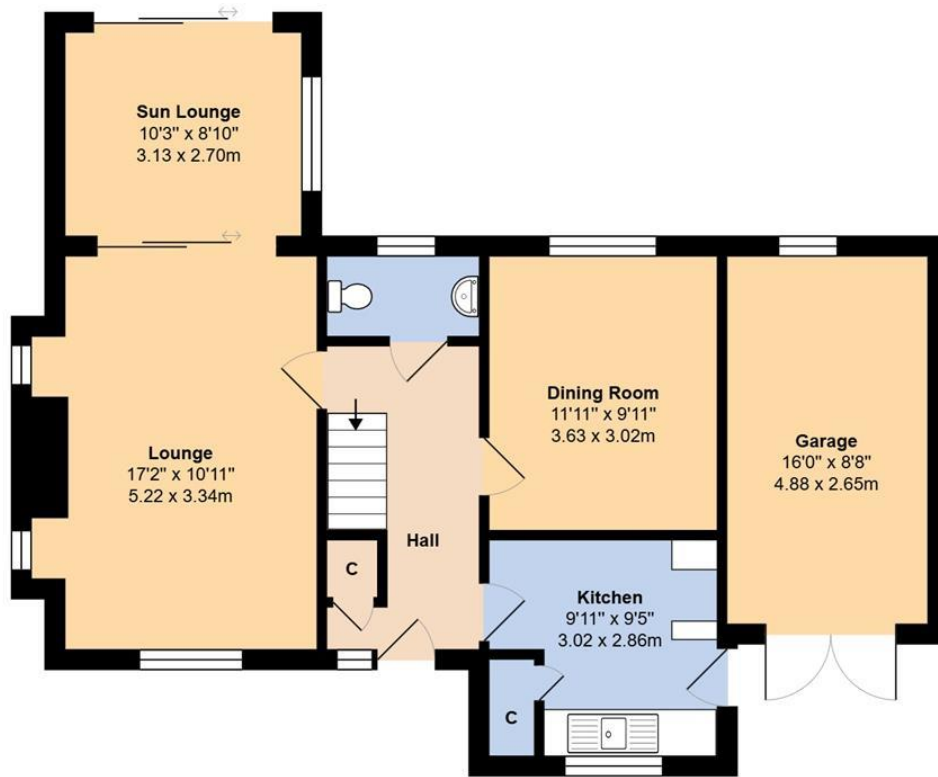
Being a particular feature of the property, there is a good size west facing garden of approximately 75' in depth and close to 80' in width.

Well-enclosed and secluded, with tall fencing and mature trees and bushes; mainly laid to lawn with a large central green maple tree.

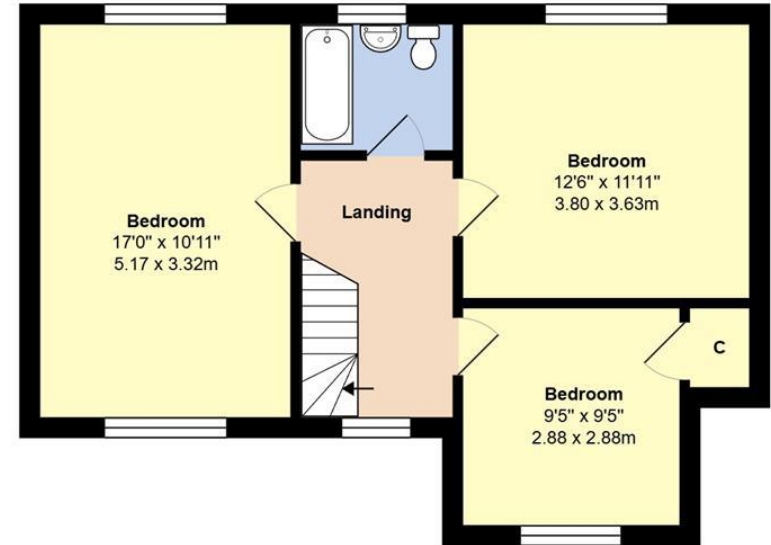
To the south side is an extra area of garden with a large lean-to greenhouse; side access to front.

The front garden is lawned with well-stocked borders with a variety of mature shrubs and bushes.





Ground Floor



First Floor

Total Area: 1365 ft² ... 126.8 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 Jtm 2024

Council Tax Band: F

Energy Performance Rating: E

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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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