



Cromleigh, 7 Bushby Avenue  
Rustington  
West Sussex, BN16 2BZ

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## Rustington

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A substantially enlarged Detached Family House, offering extensive accommodation over three floors, with six bedrooms and three bathrooms.

This attractive 'Mock Tudor' style detached house, constructed circa 1930, offers bright and spacious well planned accommodation. The property is located on Rustington's sought after Sea Estate and is offered for sale in good clean decorative order throughout. The extended accommodation on offer, comprises in brief; a 31'8 sitting room, large kitchen/dining room, further reception room, bathroom utility room, workshop and cloakroom on the ground floor; four bedrooms and two bathrooms, with large landing on the first; and 2 further bedrooms on the second floor. In addition there is a large games room, originally the integral double garage. The accommodation is expansive and versatile, and would lend itself well for home working.

The property is well presented and benefits include refurbished bathrooms, gas fired central heating and uPVC double-glazing, with leaded lights to the front. There is a pleasant enclosed garden and a large timber shed/workshop to the rear. To the side sits a large driveway providing ample off road parking.

Bushby Avenue is one of Rustington's premier roads, located on Rustington's private Sea Estate, less than half a mile from the seafront greensward and the foreshore, and just a few hundred yards from the village centre.

Rustington's comprehensive village offers 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. Extensive leisure activities include a choice of Golf clubs, tennis at Angmering on Sea, and sailing at East Preston. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

*Offers in excess of £975,000 - Freehold*







## Accommodation

The property is entered via a front porch and spacious L-shaped entrance hall, providing access to the principle reception rooms. There is a particularly spacious dual aspect sitting room of 31'8 in length, located at the rear of the house, with a central fireplace as a focal point and patio doors opening to the garden. There is a second reception room to the front of the property with square bay window and a bright and spacious 26' lounge/dining room, semi-divided by a breakfast bar.

The kitchen is fitted out in light wood effect laminate units and dark granite worktops, with an inset one and a half bowl sink, and space for a range cooker with stainless steel extractor hood above. There is an extensive range of both base and wall-mounted storage cupboards with integrated microwave oven and space for large fridge freezer. From the kitchen is a walkway giving access to both the front and rear gardens and opening to the utility room (with space and plumbing for appliances), a ground floor cloakroom and internal workshop, which would lend itself well to a study.

At the other end of the house is a large hobbies / games room, originally the double garage this has been well converted to create a spacious open plan living space. There is also a fully fitted and fully tiled bathroom on the ground floor with a bath and separate walk-in shower cubicle.



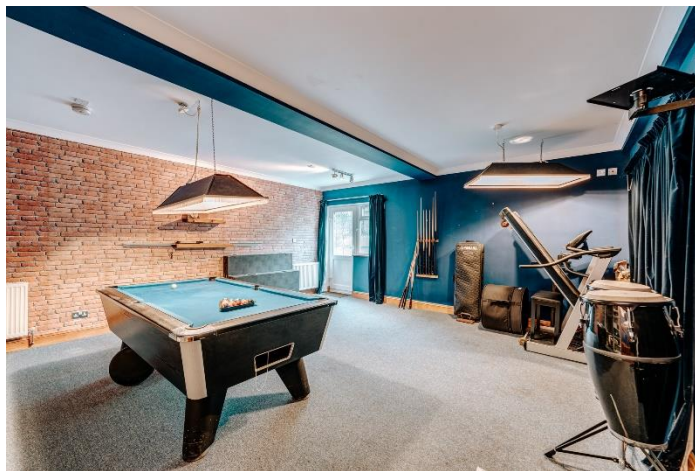
On the first floor there is a south-facing landing. The main bedroom is vast in size with an extensive range of built-in bedroom furniture across two walls, providing wardrobes, drawers and shelving. A well-equipped refitted en-suite bathroom provides both bath and shower in a modern white suite. There are three further bedrooms on the first floor, all of a good size and a contemporary refurbished family bathroom, again with both a bath and walk-in shower.

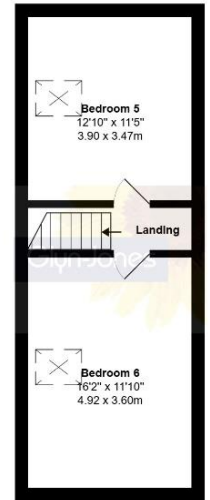
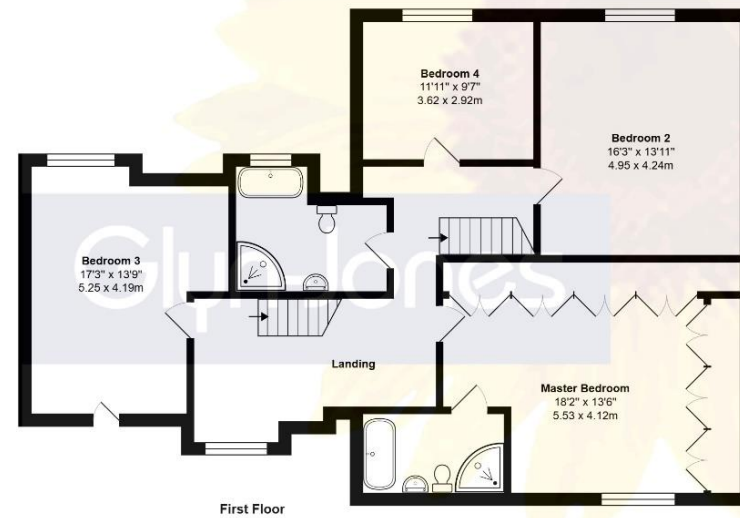
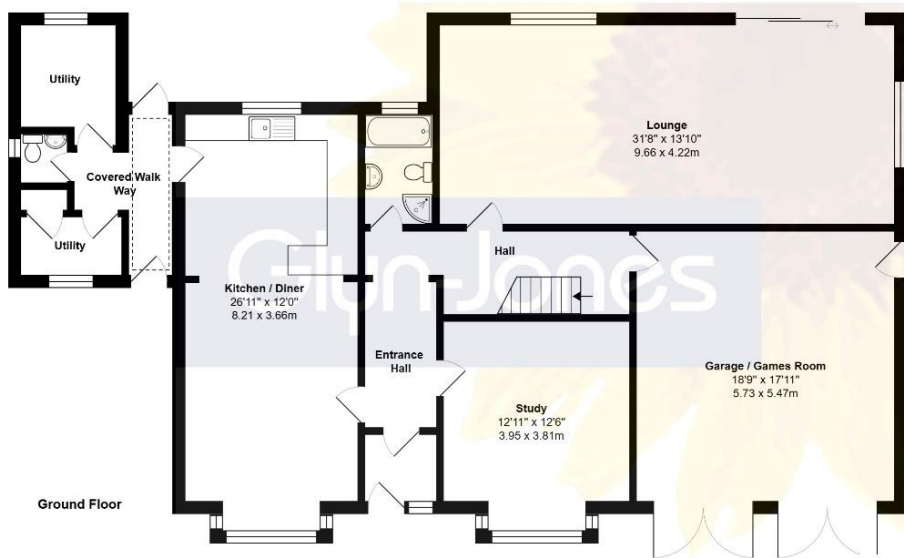
Stairs from the landing access the second floor, where two further double bedrooms can be found.

## Outside

There is a very pleasant rear garden, of approximately 65ft in width, mainly laid to lawn, with well-stocked borders with an abundance of mature bushes and shrubs, all well-enclosed and secluded by timber fencing. A raised seating area is retained by low brick wall and sits adjacent to a large timber storage shed/workshop of approximately 18' in length, providing very useful external storage.

A full width key-blocked patio lies next to the house, this continues to the side of the property providing a good width driveway and to the front affording addition off road parking for several vehicles. The front garden is retained and screened from the road with low brick wall and mature shrubbery.





Total Area: 3184 ft<sup>2</sup> ... 295.8 m<sup>2</sup> (Excludes Utility Rooms, WC & Covered Walk Way)

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 2024

Council Tax Band: G

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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