



'Windway' 47 Sea Avenue
Rustington
West Sussex BN16 2DA

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A substantial detached character house, situated on a generous plot approaching one third of an acre, and favourably located on Rustington’s sought after private Sea Estate.

This exceptional detached family house, constructed circa 1930, retains a great deal of charm and character with many original features, yet offers some scope for sympathetic refurbishment and updating.

The bright and spacious well-planned accommodation extends to almost 2500 sq.ft and comprises, in brief; two/three reception rooms on the ground floor, with a good sized kitchen breakfast room and ground floor cloakroom. On the first floor there are four double bedrooms and two bathrooms.

Particular period features include, original ornate fireplace, leaded light ‘Crittall’ windows, picture rails and internal panel doors with original door furniture. Whilst more recent improvements include, an updated kitchen with granite work tops, refitted bathroom and gas fired central heating (boiler replaced 2018).

The property enjoys a large secluded rear garden of approximately 120 ft in length, a detached garage and carriage driveway to the front.

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 less than 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.

Extensive leisure activities include a choice of Golf clubs close by, 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).

£1,150,000 - Freehold





Accommodation - The original hardwood front door opens to a vestibule entrance with further glazed double doors to the **Dining Hall**, which in turn provides access to all principle rooms, with a staircase to the first floor and under stair cupboard. There is a built in display dresser and ample room for a dining suite.

To the south side is the delightful triple aspect **Sitting Room** measuring 29'11 x 17'6 max, with windows to front and side, and French doors leading to the rear garden. Central to the room is a deep bay with original ornate wooden fireplace with marble hearth and there is quality exposed wood block flooring underfoot. A **Second Reception Room** lends itself to either a snug lounge, dining room or large study, this room overlooks the front garden and is easily accessed from the Kitchen.

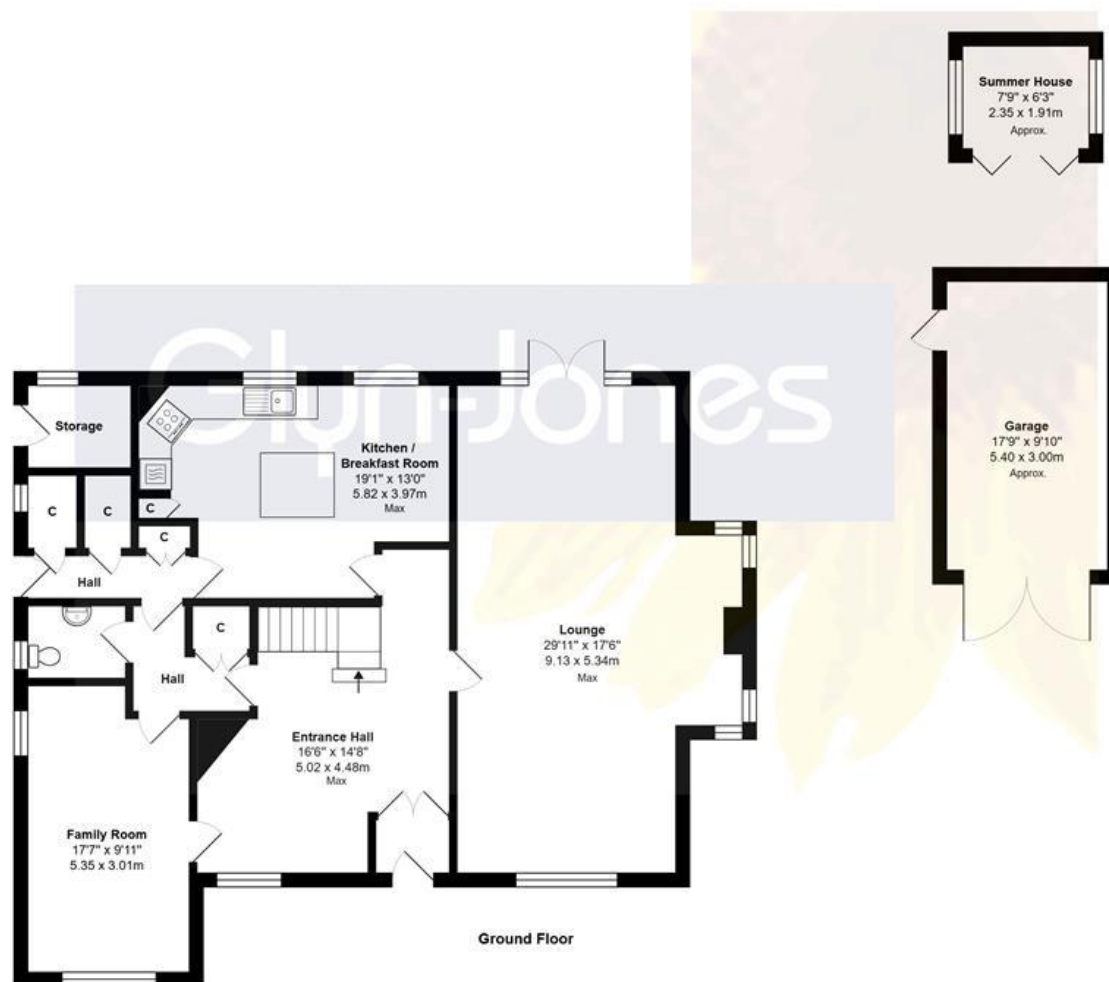
The **Kitchen/Breakfast** room is a good size 19'1 x 13', fitted out in medium wood effect units with solid dark granite work tops. There is extensive storage with a range of both base and wall mounted cupboards. Built in appliances include double Bosch oven, induction hob, with microwave below and integral fridge. A large island sits in the centre of the room with space for a breakfast table adjacent to a window overlooking the rear garden. The floor is tiled. A further door from the kitchen leads to a **Rear Lobby**, with an external door to the north side, built in storage cupboard, large walking pantry and utility cupboard housing the gas boiler and plumbing for a washing machine. There is also a ground floor cloakroom.

On the first floor is a large landing with double airing cupboard and access to the roof space. There are four double bedrooms, three of which are dual aspect and have built in wardrobes. The main bedroom has a fully tiled ensuite bathroom, a second family bathroom with separate WC is accessed from the landing.

Outside - The large rear garden is a particular feature measuring approximately 120' in length, enclosed by timber fencing and mature bushes, the garden enjoys a high degree of privacy. Mainly laid to lawn with well-stocked borders the mature garden enjoys an abundance of trees, bushes and shrubs. Next to the house is a small crazy paved patio with a path extending around the side. The front garden is also laid to lawn, with low retaining brick wall and an 'in and out' carriage driveway, providing ample off road parking.

Detached Garage situated to the side of the house, of redbrick and tiled hipped roof construction, with wooden double doors and personal door to rear garden.





Council Tax Band: G

Energy Performance Rating: D

Area: 2486 ft² ... 231.0 m² (Includes Garage & Summer House)

It 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.
It is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jlm 2025

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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.

