



Total Area: 1454 ft² ... 135.1 m² (Includes Garage, Excludes Covered Area)

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

Tenure: Freehold

Private Estate Fee: *TBC*

Energy Efficiency Rating: E

Council Tax Band: F



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not conducted a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



**10 Preston Avenue, Sea Estate,
Rustington, West Sussex, BN16 2DE**
“Guide Price” £650,000 (Freehold)

Glyn-Jones



It is our pleasure to present this charming 'chalet' style detached house to the market, featuring a delightful southerly facing rear garden.

The well-appointed internal accommodation offers versatility, with the potential to be arranged with either three bedrooms (one ground floor) or two reception rooms. Additionally, there is a modern fitted kitchen/dining room; separate utility room; ground floor cloakroom and a contemporary first-floor bathroom.

The aforementioned rear garden incorporates a summerhouse and is extremely well-maintained, with an abundance of attractive plants, bushes and trees. This theme continues into the front garden, where ample off-road parking can also be found upon the approach to a detached garage.

Further benefits include a spacious landing, which is currently arranged as a small office area, gas fired central heating and uPVC double glazing.



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£650,000 (Freehold)



The enviable location, within the highly desirable private Sea Estate, is an important quality, and enables easy access to both the village centre, with its comprehensive shopping parade, and the picturesque seafront (approx. 0.5 mile).

Useful local amenities, namely The Coppice Surgery, Georgian Gardens CP School, plus several useful bus routes, are all very close to hand. Moreover, Angmering mainline railway station, which offers a regular service to London Victoria via Gatwick, is found within an approximate distance of only 1 mile.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing.



 ...featuring a delightful southerly facing rear garden.

