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5



C



Description

Robert Luff & Co are pleased to present this beautifully finished an extended six bedroom detached house located close from the beach in Rustington. Upstairs accommodation comprises a master suite with dressing area and bathroom, four further bedrooms, two with en-suites, and a family bathroom. Downstairs you are greeted with an open living area to include the extended kitchen / diner and separate lounge both with multiple bi-fold doors to the west facing garden. There is the benefit of a study and W.C downstairs in the main house too. The property offers a well maintained west facing rear garden with a range of mature trees and bushes, there is a fully powered and insulated garden room currently housing gym equipment, in the corner is a secluded hot tub area with canopy and there is also a garden shed for more storage. To the front of the property in an oversized garage with electric roller door, ample parking for multiple cars and private access to the guest suite which is currently used to house Air B&B guest and generate approximately £10,000 per annum.

Pigeonhouse lane is located close to local amenities including shops, doctors, schools, transport links and of course the beach which is only 320 meters away. Internal viewing is advised to truly appreciate this substantial home.



Key Features

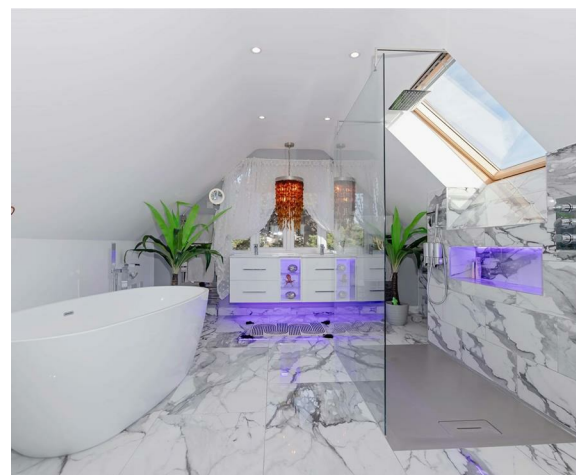
- Detached House
- Five Bathrooms
- Guest Suite
- Oversized Garage
- Freehold
- Six Bedrooms
- Extended
- West Garden
- EPC - C
- Council Tax Band - G



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Entrance Hall

Composite front door, opening to living space, tiled floor, storage cupboard, further storage under stairs, stairs to first floor

Extended Kitchen / Diner 7.51 x 5.93 (24'7" x 19'5")

Range of matching floor and wall units with fitted appliances to include fridge / freezer, double oven, microwave, wine chiller, induction hob with extractor over and dishwasher, quartz worktops with countersunk sink with mixer tap over and breakfast bar area, glass splashbacks, tiled floor, vaulted west facing dining area with two Velux windows, log burner and bi-fold doors to garden, larder area also housing hot water cylinder, two radiators, access to utility room and lounge.

Lounge

8.81 x 5.92 (28'10" x 19'5")

Two bi-fold doors to garden, double glazed window to side, feature gas fireplace (remote controlled), tiled floor, meditation area,

Study

3.93 x 2.97 (12'10" x 9'8")

Double glazed window to front, radiator

Utility Room

3.25 x 2.25 (10'7" x 7'4")

Range of matching storage cupboards with sink and mixer tap over, access to rear garden and front garden.

W.C

2.48 x 1.01 (8'1" x 3'3")

Low level W.C, wash hand basin, storage cupboard, part tiled walls and tiled floor.

First Floor Landing

Access to all rooms and loft.

Master Suite

12.64 x 3.67 (41'5" x 12'0")

Bedroom area with double glazed window to rear and double glazed Velux to side, dressing area with multiple built in wardrobes offering hanging and shelving with double glazed Velux to side, en-suite bathroom area includes freestanding bath and mixer tap over, walk in double shower, wall mounted W.C., his and hers sinks with mixer taps over, tiled walls and floors, double glazed window to front and further double glazed Velux to side.

Bedroom Two

5.03 x 4.66 (measurements to include built in store (16'6" x 15'3") (measurements to include built in store)

Built in wardrobes offering hanging and shelving, double glazed window to front, access to en-suite

En-Suite

2.87 x 1.76 (9'4" x 5'9")

White bathroom suite, panelled bath with mixer tap over, double shower cubical with thermostatic shower and glass screen over, low level W.C, wall mounted wash hand basin with storage below and mixer tap over, double glazed window to side,

vaulted ceiling with double glazed Velux, part tiled walls, tiled floor, heated towel rail, extractor fan

Bedroom Three

4.90 x 3.58 (maximum) (16'0" x 11'8" (maximum))

Measurements to include built in wardrobe, double glazed window to rear, access to en-suite

En-Suite

1.91 x 1.17 (6'3" x 3'10")

White bathroom suite, double shower cubical with glass screen and thermostatic shower over, low level W.C, vanity unit with storage below and wash hand basin with mixer tap over, part tiled walls, tiled floor, heated towel rail, extractor fan

Bedroom Four

3.93 x 2.98 (12'10" x 9'9")

Double glazed window to rear, radiator.

Bedroom Five

3.63 x 2.09 (11'10" x 6'10")

Double glazed window to front, radiator

Bathroom

2.95 x 1.95 (9'8" x 6'4")

White bathroom suite with fitted units to include a bath, with mixer tap over, sink and low level W.C, double shower cubical with glass screen and thermostatic shower over, part tiled walls, tiled floor, heated towel rail, double glazed window to rear.

Guest Suite

4.80 x 3.99 (15'8" x 13'1")

Arranged with open living, there is a private entrance and includes a living space, kitchen area with integrated appliances to include an oven, extractor, under counter fridge / freezer and microwave, en-suite shower area with W.C, wall mounted wash hand basin with mixer tap over and double shower cubical with glass screen and mixer tap over - currently generates approximately £10,000 annually as an air B&B.

Rear Garden

West facing with a range of mature trees and shrubs, partially laid to lawn with path to hot tub area with canopy over, patio section, garden shed, access to both sides of property.

Garden Room

5.10 x 2.99 (16'8" x 9'9")

Fully powered and insulated, double glazed doors to front with two double glazed windows to both sides, mirrored wall, laminate flooring.

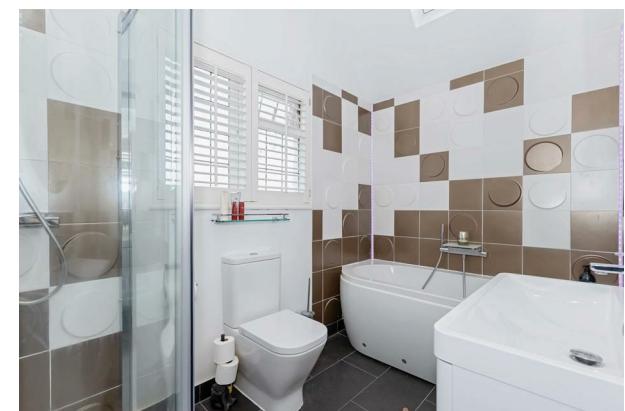
Front Garden

Laid to block paving with parking for multiple cars, in and out drive providing easy access, side access to both sides of property, range of flower and shrub borders.

Garage

6.09 x 4.62 (19'11" x 15'1")

Power and lighting, electric roller door, double glazed window to side, personal door to side.





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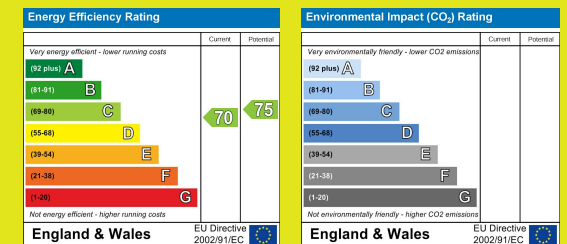
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Floor Plan Pigeonhouse Lane



Total = 3702 sq ft / 343.9 sq m



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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