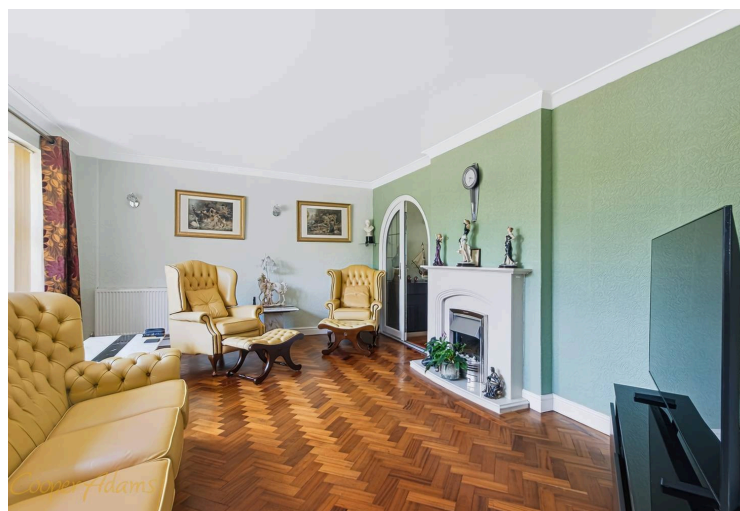




Preston Avenue, Rustington, BN16 2DB

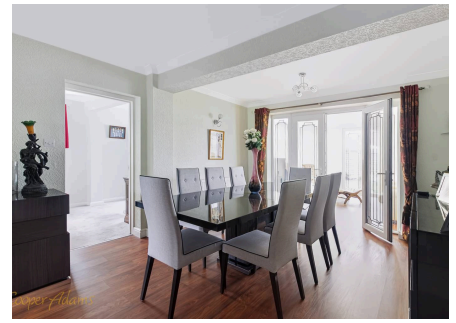
Freehold

Four Double Bedrooms • Detached Chalet Bungalow in the Private Sea Estate • Carriage Driveway with Space for Multiple Cars • Integral Garage • Low Maintenance Rear Garden with Workroom • Utility Room & Conservatory • Separate Study & Dining Room • Solar Panels • Two En-Suites & Two Family Bathrooms • Approx. 2538 sq. ft (235.8 sq. m)

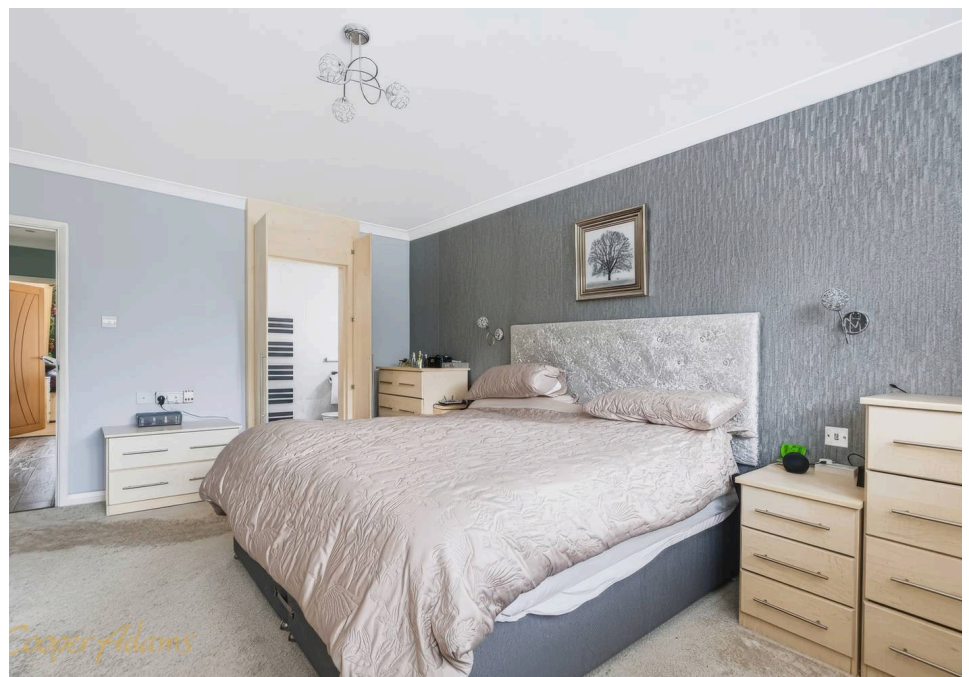
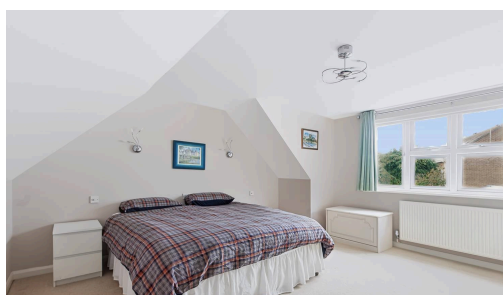
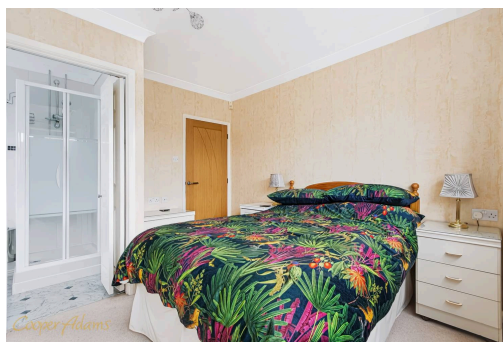
Cooper Adams

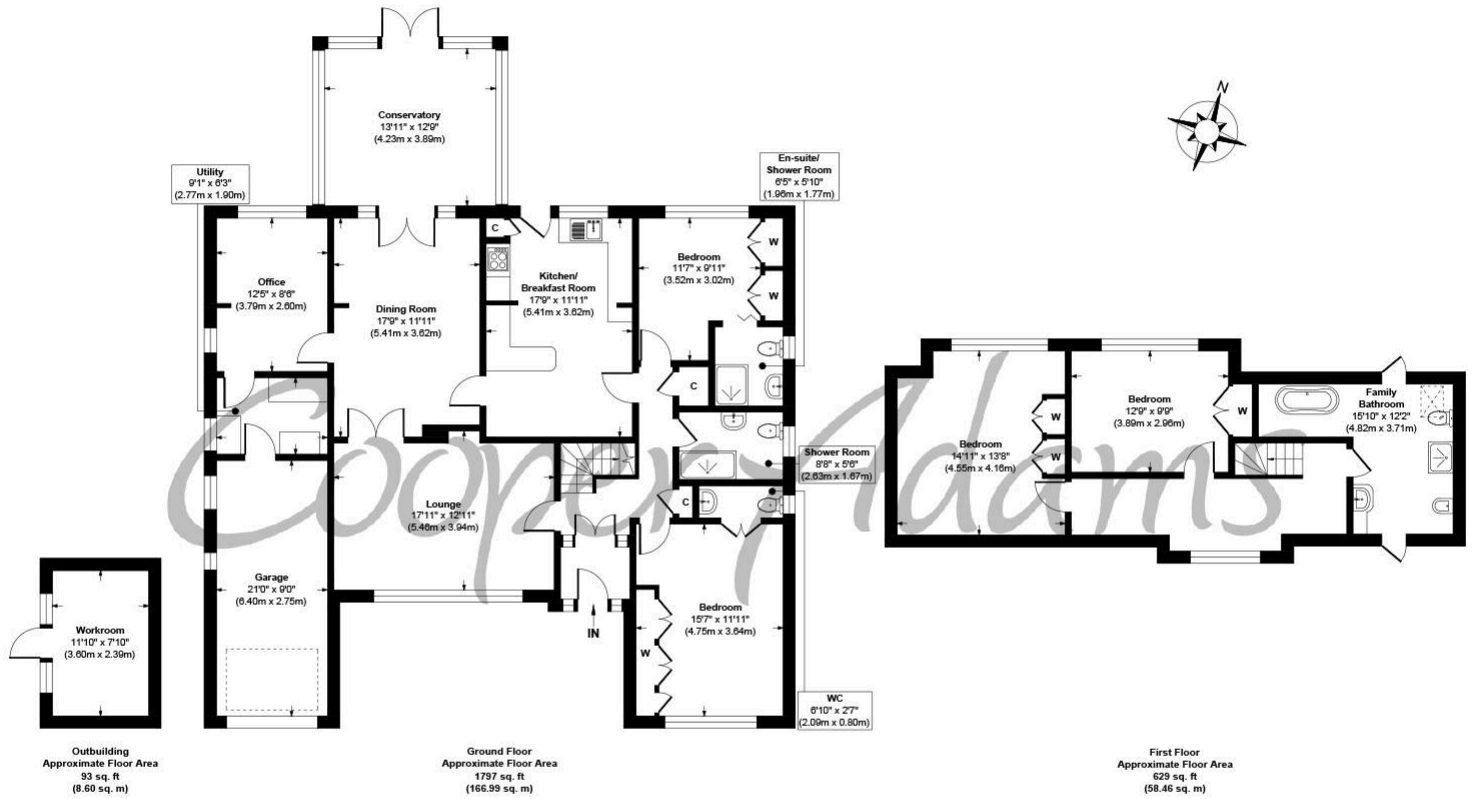
This detached chalet bungalow offers over 2,500 sq. ft. of versatile accommodation, with four double bedrooms and a layout suited to a variety of lifestyles. The ground floor includes a 17ft lounge with parquet flooring, a separate dining room, study that could also serve as a fifth bedroom, conservatory, and a kitchen/breakfast room fitted with granite worktops and extensive storage, together with a separate utility room. Two double bedrooms with built-in storage are located on this floor, both benefiting from en-suites, and a walk-in family shower room. On the first floor are two further double bedrooms, again with built-in storage, alongside a spacious 12ft family bathroom featuring a shower, wash basin, WC, bidet and a freestanding roll-top bath. Outside, a carriage driveway provides off-road parking for multiple vehicles and leads to an integral garage. The rear garden has been designed for ease of maintenance and includes a garden workroom, offering useful additional space for a variety of uses. Further benefits include solar panels and gas central heating.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Preston Avenue, Rustington
Approx. Gross Internal Floor Area 2519 sq. ft / 234.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: F, Energy Performance Efficiency: C

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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