



Per Month

£3,995 Per Month

Pigeonhouse Lane, Rustington

- Beautifully presented detached chalet-style house
- Less than 500 metres from the beach
- Set within a plot of just over 1.1 acres
- Modern kitchen/family room overlooking the garden
- Ample off-road parking and double-width garage
- Sought-after private Willowhayne Estate location
- Five bedrooms
- EPC Rating - C
- Extensive private rear garden extending to over 250ft
- Convenient for the amenities of Rustington and East Preston

Robert Luff & Co are delighted to offer to let this beautifully presented and substantial detached chalet-style residence, situated within the highly sought-after private Willowhayne Estate, less than 500 metres from the beach. Offering approximately 3,342 sq ft of versatile accommodation, including the garage, this impressive home occupies a generous plot of just over 1.1 acres, with a private rear garden extending to over 250ft.

The ground floor offers a spacious reception hall with a central staircase, an impressive living room and a modern kitchen/family room, both featuring bi-folding doors opening onto the extensive rear garden. There is also a ground floor principal bedroom with dressing area and en-suite bathroom, a further bedroom or reception room, utility room and cloakroom.

To the first floor are three further double bedrooms, including a particularly impressive vaulted bedroom with en-suite bath and shower room and Juliet balcony overlooking the garden, together with a family bathroom.

Externally, the property benefits from ample off-road parking and a double-width garage, with the extensive grounds providing an excellent degree of privacy.

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Accommodation

Reception Hall 15'4" x 14'2" (4.69 x 4.34)
Measurements include the central staircase to the Vaulted reception hall with tiled flooring, central modern glass staircase to first floor, smooth ceiling, storage cupboard, boiler cupboard with wall mounted gas fired central heating boiler, electric meters and gas meters.

Cloakroom / w.c
Low level flush w/c, wash hand basin, smooth ceiling, tiled, radiator and under floor heating.

Living / Dining Room 25'10" x 19'7" (7.88 x 5.99)
large folding doors onto and overlooking the rear garden, feature fireplace, smooth ceiling with spotlights, opening;

Kitchen / Breakfast Room 26'6" x 12'2" (8.10 x 3.73)
Measurements to include built in wall and base units, stainless steel sink unit inset to worktop with mixer tap and drainer, built in oven, microwave, large fridge freezer, racking drawers, atriumm ceiling windows, hob, extractor fan, dishwasher, breakfast bar, bi-folding doors onto the garden.

Rear Lobby
Storage and door to outside, smooth ceiling with spotlights.

Utility Room
Plumbing and space for washing machine, sink unit, space for tumble dryer, range of units.

Bedroom Five / Office 14'2" x 12'8" (4.33 x 3.88)
Double glazed window, smooth ceiling.

Ground Floor Bedroom Suite & Dressing Area 16'2" x 11'8" & 13'5" x 8'0" (4.93m x 3.56m & 4.09m x 2.44m)
L shaped room, two double glazed windows, air conditioning unit, smooth ceiling with spotlights.

En-Suite Bathroom/Shower w.c 12'1" x 8'0" (3.70 x 2.45)
Large shaped bath with mixer taps, low level flush w/c, wash hand basin, obscured double glazed window, tiled flooring and walls, walk in shower with large Drench head and shower screen, lighting, smooth ceiling and spotlights.

Landing
Smooth ceiling with spotlights, radiator.

Bedroom Two 18'2" x 13'2" & 10'4" x 7'8" (5.54m x 4.01m & 3.15m x 2.34m)
L shaped vaulted and sloping walls to either side, measurements to include built in cupboard with hanging rails and drawers, three radiators, smooth and coved ceiling, feature picture window with double doors to Juliet balcony overlooking the gardens.

En-Suite / Bathroom w.c 10'0" x 8'9" (3.07 x 2.68)
Low level flush w/c, obscured velux window, sink with cupboard below, shaped feature bath, walk in shower with large Drench head shower and side rinser, heated towel rail, tiled flooring with part tiled walls.

Bedroom Three 18'4" x 11'5" (5.59 x 3.48)
Sloping ceilings, two radiators, two double glazed windows, smooth and coved ceiling.

Bedroom Four 12'2" x 11'4" (3.73 x 3.46)
Sloping ceilings, radiator, double glazed window, smooth ceiling with spotlights.

Bathroom / w.c
Panel enclosed bath with wall mounted shower, low level flush w/c, wash hand basin, heated towel rail, tiled flooring, obscured double glazed window, smooth ceiling with coving.

Front Garden
Lawn, ample parking, leading to;

Double Garage 16'10" x 21'5" (5.15 x 6.54)
Electric door, double glazed windows, power and lighting, door to garden.

Rear Garden
Large patio, mainly laid to lawn, variety of mature trees and shrubs

Summer House 15'3" x 6'11" (4.65 x 2.12)
Double glazed windows & doors with decking in front

Photography
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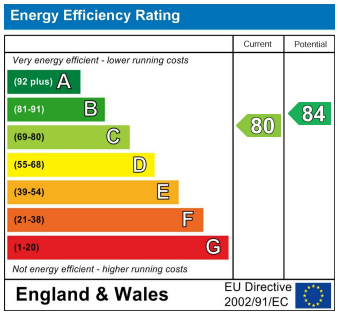
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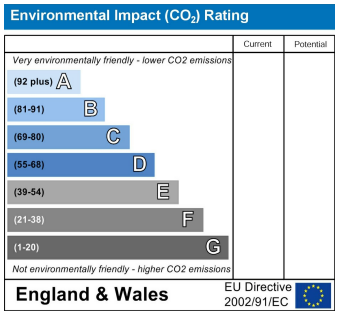
Floorplan

Pigeon House Lane



Approximate Gross Internal Area (Excluding Garage & Outbuilding) = 276.05 sq m / 2971.37 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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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