



51 Sea Avenue, Rustington
West Sussex BN16 2DN

94 The Street, Rustington, West Sussex, BN16 3NJ

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An attractive late Edwardian family house, favourably located in one of the village's premier roads, on Rustington's sought after Private Sea Estate.

This substantial detached character house, constructed circa 1910, has been in same family for the past 50 years. The property retains a great deal of charm and character, with many original features, and offers tremendous scope for sympathetic refurbishment.

The bright and spacious well-planned accommodation extends to approximately 1900 sq.ft, (including the garage) and comprises, in brief; a large porch and entrance hall, two reception rooms, a good sized kitchen breakfast room, and cloakroom, on the ground floor. On the first floor there are four bedrooms and a family bathroom with separate wc.

Particular features include, original internal panel doors, a full height bay window in the dining room and original wooden fireplace, powder coated aluminium double glazing with leaded lights and gas fired central heating, (boiler replaced in 2017).

The property stands on an attractive mature plot with a sizeable private rear garden, with a pleasant walled front garden and an attached garage.

Sea Avenue is one of Rustington's most desirable 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.

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

£925,000 Freehold





Accommodation –

The property is accessed via a double doors opening to a large Porch measuring 18'7 in length, providing a useful storage area, the front door opens to a Reception Hall providing access to all principle rooms, with an under stair storage cupboard and stairs to the first floor. There is a ground floor cloakroom with wc and wash hand basin. To the rear of the house is the **Sitting Room** (18'7 x 12'7), a dual aspect room with a large window overlooking the rear garden and access door. To the front of the house is the **Dining Room** (14 x 12'4), a lovely bright and spacious dual aspect room with a feature floor to ceiling bay window and original wooden mantelpiece.

The **Kitchen/Breakfast** room is a good size (15'11 x 12'4), again dual aspect, with a large window overlooking the garden. The kitchen, although dated, does offer extensive base and storage cupboards with a double drainer sink unit and ample space for a breakfast table. A back door opens to the north side giving access to the garage and the garden.

On the first floor there is a spacious split level landing with recessed airing cupboard, and access to the roof space. The **Main Bedroom** has a wardrobe cupboard and wash hand basin. There are three further bedrooms and a family bathroom with separate WC.



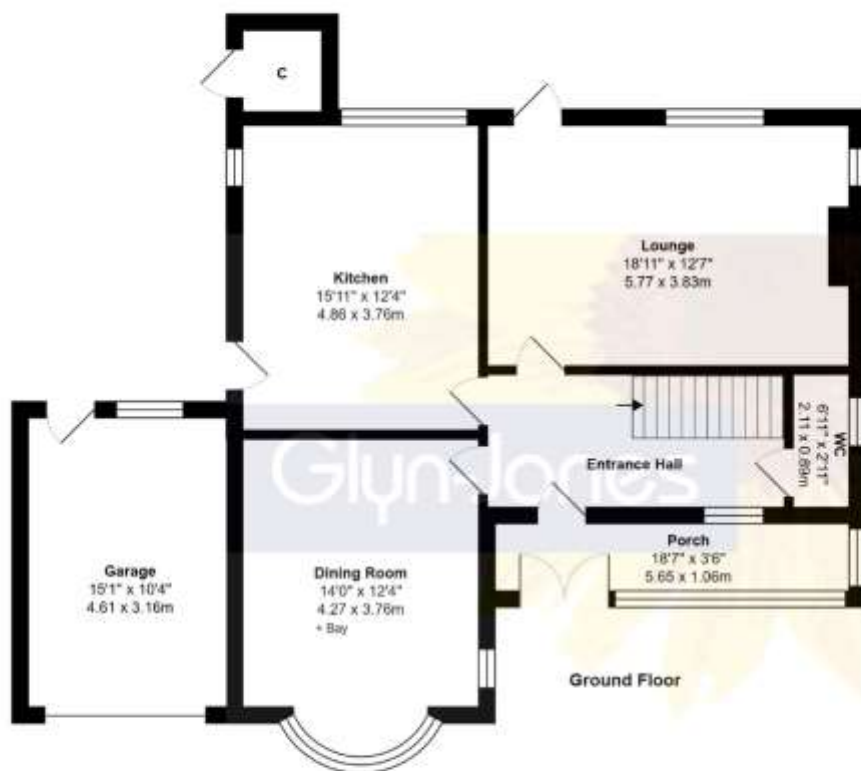
Outside –

The property stands on a generous plot with a delightful enclosed and secluded rear garden measuring approximately 60' in length, by 50' in width. The garden is a particular feature of the property offering a high degree of privacy, enclosed by timber fencing to three sides and a brick garden wall on the north boundary. Mainly laid to lawn, there are well stocked borders with an abundance of mature trees bushes and shrubs. There is a brick built outhouse attached to the property housing the gas fired boiler.

To the front of the property is an attractive walled garden, again mainly laid to lawn with shrub borders. The house is well screened from the road with mature trees and bushes. There is a driveway proving off road parking and a path leading up to the front door.

Garage – A brick built garage is attached to the property, measuring 15'1 x 10'4, approached via a metal up and over door. The garage has power and light and a personal door to the rear garden, adjacent to the back door from the kitchen.





Total Area: 1868 ft² ... 173.5 m² (Includes Garage)

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 1st Image 2020

Council Tax Band: F

Energy Performance Rating: D (58)

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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.

