



20 Cove Road, Rustington
West Sussex BN16 2QW

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A well-presented 1950s built detached house, with a large west facing rear garden, situated in a sought after road in south Rustington.

In our opinion, the property would equally suit a retired couple or young family, with generous well-planned accommodation and a rear garden, in excess of 90' in length.

The accommodation, comprises in brief, on the ground floor: an entrance hall, sitting room, separate dining room, kitchen with breakfast area, large conservatory and ground floor cloakroom. On the first floor there are three double bedrooms and a bathroom. To the front is a large 'key-blocked' driveway, providing off road parking for several vehicles and access to the large detached garage.

Benefits include: double glazed windows with leaded lights to the front, gas fired central heating, recently fitted contemporary kitchen breakfast room and a modern family bathroom with spa bath and shower.

The seafront promenade can be found within just one third of a mile and provides a seaside stroll into Littlehampton, with Beach Cafes along the way. The Wave Leisure Centre and Mewsbrook Park are within half a mile and other leisure activities are close to hand, including Angmering-on-Sea Tennis Club, sailing at East Preston and Chichester, established golf courses at Ham Manor and Littlehampton.

Rustington's comprehensive village centre can be found within less than a mile, with a wide range of independent shops, a choice of supermarkets and further extensive amenities. Angmering mainline railway station is approximately 2 miles and provides a regular service to Gatwick Airport and London Victoria (90 minutes).

£675,000 - Freehold





Accommodation - A part glazed hardwood front door opens to the **Hallway** with staircase to the first floor and doors to the sitting room and kitchen. The comfortable **Sitting Room**, measures approximately 14'1 x 13'9 with leaded light windows to the front and an Adams Style fireplace with real flame coal affect gas fire. A door provides access to the separate **Dining room**, a quality wood veneer flooring runs through both reception rooms. Full width patio doors open from the dining room to a large **Conservatory** 21'4 in length, of part cavity brick wall and part uPVC double glazed construction with a pitched glass roof, two radiators, a tiled floor and access to the garden. A door from the conservatory leads to a **Ground Floor Cloakroom**, with modern wash hand basin and low level flush suite.



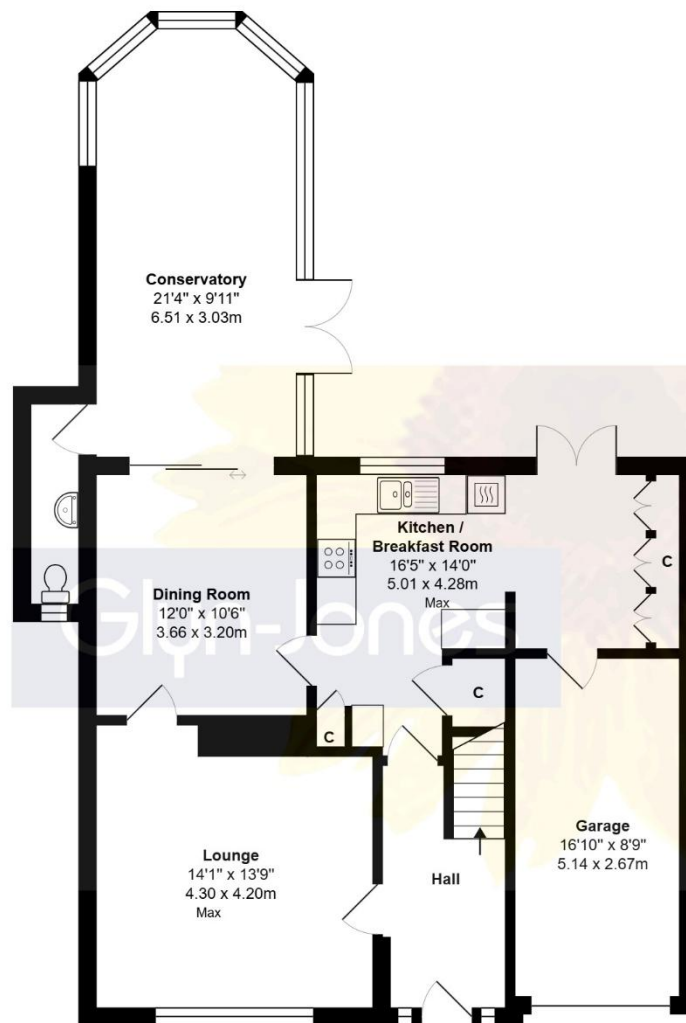
The **Kitchen/Breakfast Room** 16'5 x 14' is accessed from both the entrance hall and the dining room, and is fitted out in contemporary white shaker style units with solid quartz worktops. There are extensive base and wall-mounted storage units, with integral dishwasher, tall fridge freezer and a built in oven and grill. Set within the worktop is a 1½ bowl stainless steel sink unit and Neff four burner ceramic hob with stainless steel extractor hood above. There is an understairs storage cupboard, a window overlooking the rear garden and insert spotlights. The kitchen opens to the **Breakfast Area**, with ample space for a breakfast table, double doors to the garden, access to the garage and further wall mounted storage cupboards .

On the first floor is a spacious landing giving access to the roof space and an airing cupboard. There are **Three Double Bedrooms**, two of which have recessed storage cupboards. Also on the first floor is the **Bathroom/WC** with modern white suite providing a spa bath, separate walk-in corner shower, vanity unit with wash hand basin and Low level WC. The walls are part tiled and on the floor is a quartz effect sparkle tile.

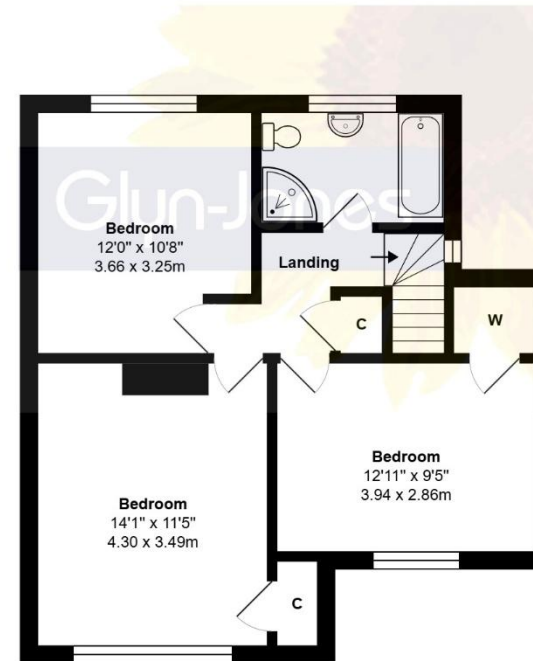
Outside - The delightful mature **Rear Garden** is approximately 95' in length and a particular feature of the property, mainly laid to lawn with well stocked borders, an abundance of mature bushes, plants and shrubs, all enclosed with timber fencing and mature greenery providing a high degree of seclusion. Adjacent to the property is an extensive paved patio. To the rear of the garden are two timber sheds, a further bike shed is located to the south side of the house. To the front is a large driveway proving ample off road parking and a charging point for an electric vehicle.

Integral Garage measuring approximately 16'10 x 8'9, approached via remotely operated up and over door, the garage houses the gas fired boiler, supplying the central heating, there is an internal door to the breakfast room.





Ground Floor



First Floor

Council Tax Band: F

Energy Performance Rating: D

Total Approx. Floor Area 1588 ft² ... 147.5 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

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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.

