



78 Sea Avenue
Rustington
West Sussex BN16 2BN

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A particularly stylish detached character house, located on Rustington's sought after private Sea Estate.

A most attractive Art Deco style family house, constructed circa 1930, and offering extensive well-planned accommodation. The property has been sympathetically updated and refurbished in recent years, retaining a great deal of the property's original character. Being one of only five 'Art Deco' houses on the Sea Estate, we anticipate strong interest in this rare opportunity.

Refurbished to a high standard with notable enhancements in energy efficient and cost saving improvements, including; a replacement low energy boiler feeding a hot water ring main, thus reducing unnecessary cold water in the system, 'evacuated' solar tubes on the roof top contribute to the water heating, increased levels of insulation and replacement aluminium windows throughout with a polar glass filter. The consequential benefits of these improvements is reflected in the EPC rating of C.

Additional features include, a bespoke hand built kitchen, a magnificent pair of reclaimed Art Deco double doors between the dining and family room, two sun balconies and a secluded south westerly garden.

Sea Avenue is one of Rustington's premier 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 approximately 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. Angmering mainline railway station (approx. 1 mile) provides a regular service to Gatwick Airport and London Victoria (90 minutes).

Guide Price £1,250,000 - Freehold





Accommodation

The property is entered via a front porch and spacious entrance hall with exposed wooden floors, the hall provides access to the principle receptions rooms, including the triple aspect sitting room, with dual fuel wood burner. A large dining room (with doors opening to the family/garden room) and a study/library with double doors opening to the garden.

The kitchen/breakfast room is extensively fitted out with hand built wooden units, a contemporary 'Mistral' solid worktop with double bowl sink and drainer. There are a large number of base and full height wall units, quality appliances include three separate 'Miele' hobs, induction, ceramic and gas, with concealed extractor above. There is a 'Miele' heating drawer and two matching split level ovens. A large corner cupboard with bespoke curved doors reveals a large pantry and under stairs cupboard. There is ample space for further appliances and a breakfast table, a side door provides access to the yard.

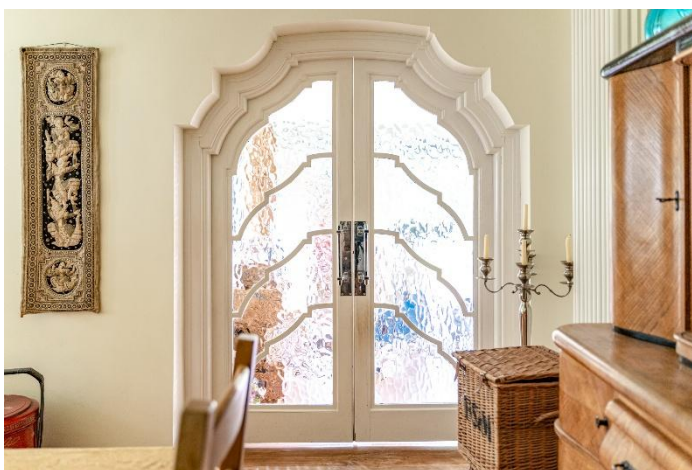
The sizeable family/garden room extension to the rear has wide aluminium bi-folding doors, overlooking the garden, bringing the outside in. This room also gives access to the well-appointed utility room, with high gloss fronted units and space for appliances. There is also a ground floor cloakroom, accessed from the entrance hall.

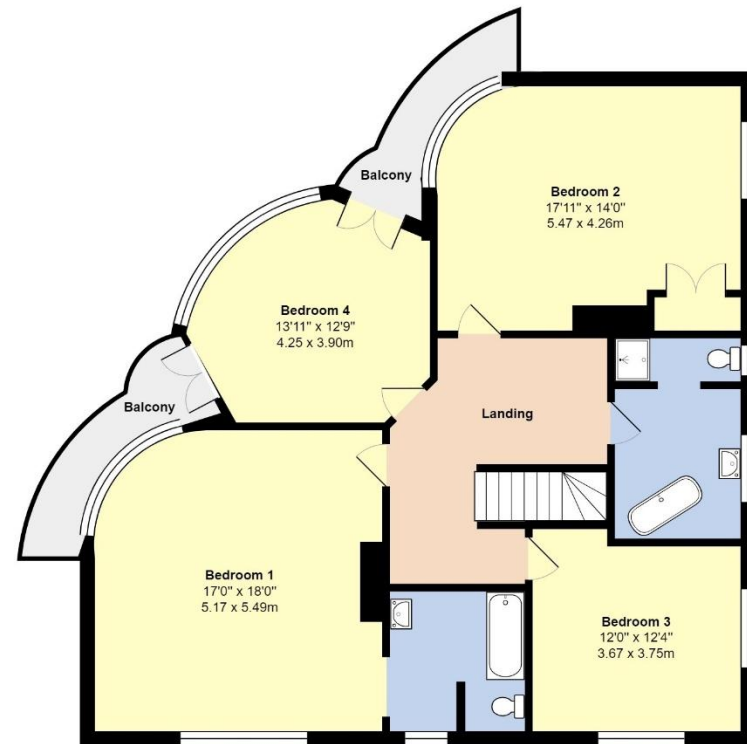
On the first floor there is a spacious landing, the large principle bedroom (18' x 17') benefits from an en-suite bathroom. There are three further bedrooms, all dual aspect. The fourth bedroom is on the south of the building and enjoys two balconies. The good size family bathroom is fitted with a freestanding bathtub and separate walk-in shower cubicle.

Outside

The property sits at an angle on a mature plot, of just under a quarter of an acre, the rear section of garden measures approximately 85' (25.9m) in width by an average of 50' (13.2m) in depth, and enjoys a south westerly aspect. The garden is well secluded, with an abundance of mature trees, providing valuable shade and all well enclosed by a quality feather edged timber fence to all sides. The borders are well stocked, and there is a vegetable garden with raised beds, a greenhouse and a number of productive fruit trees, including several damson and plum trees. Although mainly laid to lawn there is an area of paving and timber decking. To the southwest corner sits a large timber summerhouse, with power and light.

To the south of the house there is a large single garage with power and light, approached via a driveway. To the north, there is a second driveway, with timber gates opening to a hidden yard, providing a useful hardstanding for a trailer or boat, and access to a large workshop (originally a second attached garage). The attractive front garden is mainly laid to lawn with shrub borders and a pathway from the garden gate to the front door.





Council Tax Band: G

Energy Performance Rating: C

Total Area: 2861 ft² ... 265.8 m² (excluding balcony)

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.

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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.

