



11 Bushby Avenue, Rustington
West Sussex BN16 2BZ

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An attractive 1930s built detached character house, providing generous accommodation, and favourably located close to the village centre, on Rustington's sought after private Sea Estate.

This substantial detached family house, constructed circa 1930, retains a great deal of charm and character with many original features, and is offered for sale in good clean order throughout.

The bright and spacious well-planned accommodation extends to approximately 2800 sq.ft, (including the garages) and comprises, in brief; three/four reception rooms on the ground floor, with a good sized kitchen breakfast room, utility/lean to and ground floor cloakroom. On the first floor there are four/five bedrooms and two bathrooms.

Particular period features include, original 1930s stone fireplaces, some picture rails and original internal panel doors. Whilst more recent improvements include double glazed windows (mostly powder coated aluminium) and gas fired central heating.

The property stands on a corner plot with a private garden predominantly to the south side, to the north there are two attached garages.

Bushby 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.

No. 11 is conveniently positioned with just a few hundred yards of Rustington's comprehensive village centre, 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.

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

£975,000 - Freehold





Accommodation - The property is accessed from The Bramblings via an attached **Entrance Vestibule**, providing extensive cloaks cupboards across one wall, an inner door opens to the **Reception Hall**, which in turn provides access to an inner hallway, with a separate square opening to the **Sitting Room**. A bright and spacious dual aspect room with a large bay to the south. The room enjoys a feature stone fireplace and exposed timber beams. A door opens to a further reception room, the **Piano Room**, located at the centre of the house, with stairs to the first floor and doors to all principle rooms, this would originally have been the impressive entrance hall. Opposite the sitting room is the **Dining Room**, again with a large bay window and original stone fireplace, extensive display shelving is across one wall. Attached to the south side of the house is the **Conservatory** of uPVC double glazed construction with a tiled floor and double doors opening to the garden.

The **Kitchen/Breakfast** room is a good size 23'1 x 11'10, fitted out in medium blue grain effect fronted units with granite effect laminate work tops. There are extensive base storage cupboards with a range of white high gloss wall units. Built in appliances include electric oven, gas hob and stainless steel extractor. There is ample space for a breakfast table and the room features a fireplace with wooden surround. A back door opens to a large **Lean To/Utility Room** with built in double floor-to-ceiling larder cupboard, and doors giving access to both front and rear of the property and to the attached garage. Between the kitchen and reception hall is an inner hallway, providing useful access, and a **Cloakroom** with WC.

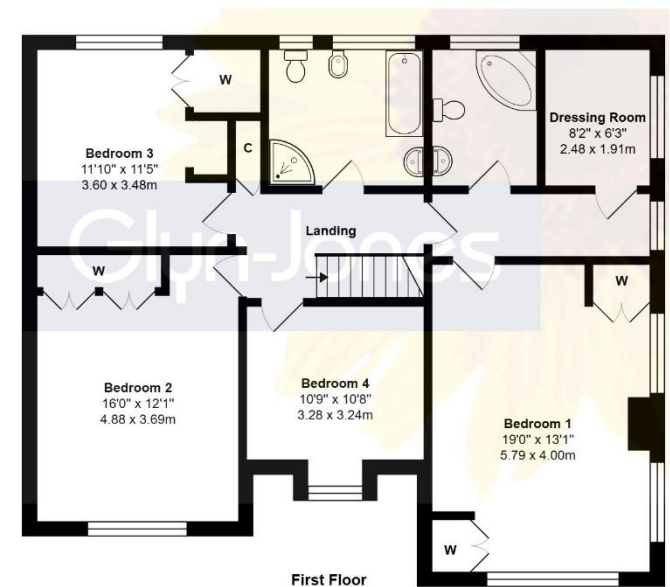
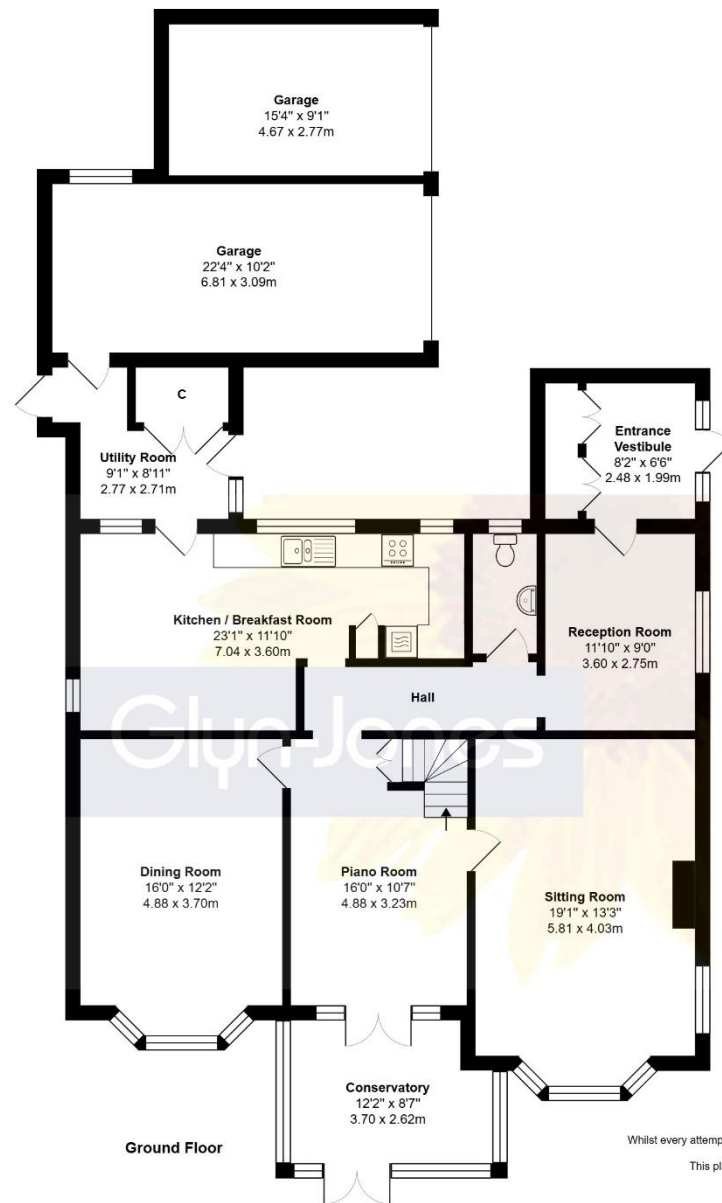


On the first floor there is a spacious landing with recessed double airing cupboard, access to the roof space with fitted ladder, and original picture rails. The **Main Suite** provides a large dual aspect bedroom, separate **Dressing Room** (this could be a small fifth bedroom) and **Bathroom** with corner bath, wash hand basin and WC. There are three further **Double Bedrooms**, two of which have built in wardrobes. The **Family Bathroom** has fully tiled walls and offers bath with separate walk-in shower, wash hand basin, WC and bidet.

Outside - The property stands on a corner plot, with garden to three sides, enclosed by timber fencing and mature bushes, the garden enjoys a high degree of privacy. The main part of the garden is to the south and is mainly laid to lawn, with established fish bond and feature Magnolia tree. A lawn runs up the side of the house and there is a further small lawned garden to the rear.

Garaging - There are two attached garages, the larger of which is 22'4 in length and provides a useful workshop area. The garages are approached via extensive 'key-blocked' driveway providing ample parking, enclosed by wrought iron gates.





Total Area: 2831 ft² ... 263.0 m² (Includes Garages)

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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Council Tax Band: G

Energy Performance Rating: D (64)

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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.

