



2 Cudlow Avenue, Rustington BN16 2HE  
**£725,000 Freehold**

HAWKE & METCALFE   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- 4 Bedroom Detached House
- Private Road in Rustington
- Delightful Corner Plot
- Versatile Accommodation
- Private Drive to Garage
- Separate Lounge & Dining Room
- Wealth of Charm & Character
- Council Tax Band 'E'
- EPC Rating - 'D'

Superb corner plot location in a private road, mid-way between Rustington village centre and the seafront.

We are delighted to offer for sale this lovely detached chalet style house which offers spacious and versatile accommodation which in brief comprises: - sunny front porch, entrance hall, lounge, separate dining room, kitchen, ground floor bathroom and separate WC, rear lobby, utility room, a shower room (not currently used) and ground floor bedroom 4. On the first floor there are three good size bedrooms and a WC.

Outside the property occupies a good size corner plot with established private gardens and there is a private drive which provides off road parking for several vehicles and leads to a detached garage.

Features include gas central heating, double glazing, beamed ceilings in places and a wealth of charm and character.

Cudlow Avenue is a private road mid-way between the village centre and shops and the seafront and runs between Broadmark Lane (gated entrance) and Sea Lane.

AGENTS NOTE: The current owner had a new roof in approximately 2014 and the current private road charge is £100 per annum.



### Ground Floor

Approx. 100.4 sq. metres (1080.8 sq. feet)



### First Floor

Approx. 47.9 sq. metres (515.3 sq. feet)



Total area: approx. 148.3 sq. metres (1596.1 sq. feet)

**PORCH**

**ENTRANCE HALL**

**LOUNGE**

13' 2" x 11' 11" (4.01m x 3.63m)

**DINING ROOM**

14' 1" x 13' 2" (4.29m x 4.01m)

**KITCHEN**

10' 5" x 9' 9" (3.18m x 2.97m)

**REAR LOBBY**

**SHOWER ROOM**

**GROUND FLOOR BATHROOM**

**SEPARATE WC**

**GROUND FLOOR BEDROOM 4**

11' 4" x 10' 5" (3.45m x 3.18m)

**FIRST FLOOR LANDING**

**BEDROOM 1**

15' 5" x 11' 10" (4.7m x 3.61m)

**BEDROOM 2**

15' 1" x 10' 4" (4.6m x 3.15m)

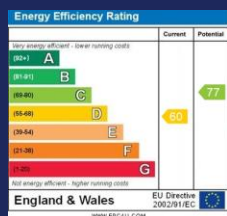
**BEDROOM 3**

10' 8" x 8' 10" (3.25m x 2.69m)

**PRIVATE DRIVE**

**DETACHED GARAGE**

**ESTABLISHED GARDENS**



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