



23 Preston Avenue, Rustington BN16 2DF
£735,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Private Sea Estate**
- **4 Bedrooms, 1 En Suite**
- **Landscaped Gardens**
- **Modernised Detached Bungalow**
- **Main Bathroom & Utility Room**
- **Large Drive & Garage**
- **Extended & Refurbished Throughout**
- **Viewing Strongly Recommended**
- **EPC Rating: - 'C'**

A stunning detached bungalow which has been completely modernised a refurbished throughout to an "as new" standard with luxury fittings and superb finish.

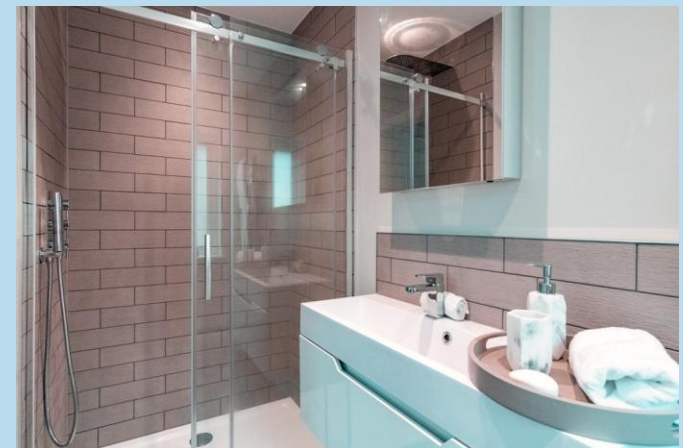
The accommodation is spacious and versatile including a feature open plan lounge/dining area and kitchen with double aspect bi-fold doors.

Features include designer kitchen with quality appliances and stone worktops, wheelchair friendly inside and out, new replacement double glazing, new electrics and heating with feature radiators, electric controlled roller garage door, lounge has a feature roof lantern and wall mounted log effect fire; new bathroom and en suite shower room; stunning decoration throughout, new floor coverings and built in bedroom furniture in master bedroom.

The property is situated within the much sought after private Sea Estate in Rustington which is currently positioned close to the village and shops. Preston Avenue is accessed from Station Road and Bushby Avenue.

This is quite simply one of the best refurbished properties we have ever seen and has been carried out by 'The Pure Group' who have carried out numerous other projects locally.

Viewings can be arranged by contacting our office.





Total area: approx. 142.7 sq. metres (1535.8 sq. feet)

ENTRANCE HALL

LOUNGE/DINING ROOM
24' x 21' 6" (7.32m x 6.55m)

KITCHEN
12' 3" x 11' 5" (3.73m x 3.48m)

UTILITY ROOM

MASTER BEDROOM
16' x 12' (4.88m x 3.66m)

EN SUITE SHOWER/WC

BEDROOM 2
12' x 11' 7" (3.66m x 3.53m)

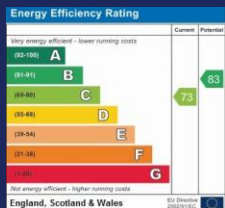
BEDROOM 3
12' x 9' (3.66m x 2.74m)

BEDROOM 4/STUDY
8' x 6' (2.44m x 1.83m)

MAIN BATHROOM/WC

LARGE PRIVATE DRIVE

GARAGE
16' x 8' 8" (4.88m x 2.64m)



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