



Nortons, 1 Preston Avenue, Rustington BN16 2DB
Price On Application Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

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- **Spacious Detached Bungalow**
- **Prestigious Private Sea Estate**
- **Versatile Accommodation**
- **4 Bedrooms**
- **En Suite Shower/WC & Family Bathroom**
- **Impressive Kitchen/Breakfast Room**
- **Viewing Recommended**
- **Large Garden & Double Garage**
- **EPC Rating: - 'D'**

A particularly spacious detached bungalow that offers much charm and character along with versatile multi-generational accommodation, all set within a large, private corner plot on Rustington's much sought after private Sea Estate.

Originally dating back to the early 20th Century, Nortons has some fascinating local historic interest and over the following 100 years has changed, evolved and more recently been modernised by the current owners to now offer very generous room sizes, many with feature ceiling height, and particularly flexible accommodation with still further potential, should it be required.

Features include large carriage driveway and parking for numerous vehicles, gas central heating, modern refitted kitchen/breakfast room, double glazing, ceiling sound system in the lounge, additional garden store room, detached double garage with electric up and over door and a private secluded courtyard area.

Nortons is pleasantly situated within Rustington's private Sea Estate and is only a short distance from the village centre and shops. There is also a very pleasant stroll available through the Sea Estate down to the beach and greensward. There is a private car park at the end of Sea Avenue for use by residents of the Sea Estate.

Council Tax - Band 'F'

Estate Charge: - TBA

The information and measurements contained within these details are for guidance only and do not form part of any contract. The mention of any appliance or heating system does not imply that they are necessarily in working condition.





Total area: approx. 201.9 sq. metres (2173.2 sq. feet)

FRONT PORCH

ENTRANCE HALL

LOUNGE

26' 5" x 12' (8.05m x 3.66m)

SUN ROOM

15' 10" x 8' 9" (4.83m x 2.67m)

KITCHEN/BREAKFAST ROOM

19' 7" x 14' 2" (5.97m x 4.32m)

BOOT ROOM

UTILITY ROOM

7' 1" x 6' 6" (2.16m x 1.98m)

ANTEROOM

14' 9" x 9' 3" (4.5m x 2.82m)

MASTER BEDROOM

16' 9" x 13' 6" (5.11m x 4.11m)

EN SUITE SHOWER ROOM/WC

STUDY

11' x 5' 8" (3.35m x 1.73m)

BEDROOM 2

15' x 14' (4.57m x 4.27m)

BEDROOM 3

13' 4" x 11' 5" (4.06m x 3.48m)

BEDROOM 4

11' 2" x 9' 10" (3.4m x 3m)

FAMILY BATHROOM

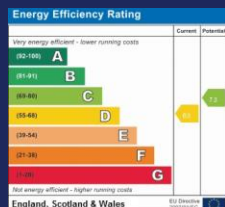
SEPARATE WC

LARGE CARRIAGE DRIVEWAY

DETACHED DOUBLE GARAGE

17' 8 wide" x 19' 7 deep" (5.38m x 5.97m)

EXTENSIVE CORNER PLOT GARDENS



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