



14 Preston Avenue, Rustington BN16 2DE  
**£1,300,000 Freehold**

**HAWKE &  
METCALFE**   
INDEPENDENT ESTATE AGENTS

# INDEPENDENT ESTATE & LETTING AGENTS

- **Spacious Imposing Detached House**
- **Planning approved to extend**
- **4 Bedrooms & 2 Bathrooms**
- **Private Sea Estate Location**
- **Viewing Recommended**
- **Large Plot & South Facing Gardens**
- **Large Drive & Double Garage**
- **Council Tax Band 'G'**
- **EPC Rating 'D'**

A very spacious and imposing detached house with plans available to extensively extend and reconfigure the existing accommodation.

The property is pleasantly situated within Rustington's private Sea Estate and occupies a generous size corner plot with feature gardens.

The accommodation is particularly spacious with a large kitchen/diner with separate utility room, a large lounge that opens through to a separate dining room and office/ground floor bedroom. Other accommodation includes a ground floor cloakroom and sunny conservatory. On the first floor there is a master bedroom with a balcony that overlooks the park like rear garden, whilst the other 3 bedrooms are all of a good size. There is a bath/shower room, WC, additional separate shower room WC and outside there is a large driveway with ample parking and a large double garage.

Features include gas fired central heating, double glazing, double width garage, bright and spacious entrance hall and first floor landing; and a particularly well stocked south facing rear garden with many different types of plants, trees and shrubs.

We would strongly recommend internal viewing to be able to fully appreciate both the accommodation and feel of this delightful property and gardens.

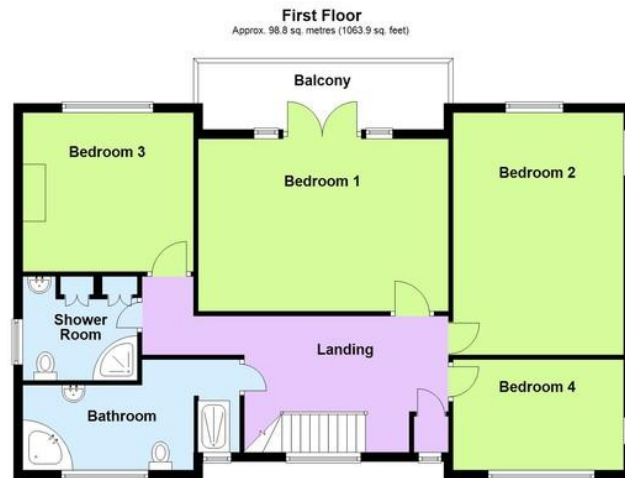
The Sea Estate is conveniently located close to the village centre and shops and can either be accessed from Station Road into The Parkway or from Broadmark Lane into Bushby Avenue, although an electronic remote control is needed for the entrance.

Plans are available for inspection either upon viewing the property or at our office, which show a possible variety of configurations to suit individual requirements, from just additional en-suites to seven bedrooms, six bathrooms, a dressing room and extended ground floor accommodation.

Estate Maintenance Charge - £260.38 for 2025/26

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. 274.5 sq. metres (2954.3 sq. feet)

**ENTRANCE HALL**  
14' 7" x 6' (4.44m x 1.83m)

**GROUND FLOOR CLOAKROOM**

**STUDY**  
12' 5" x 7' 10" (3.78m x 2.39m)

**LOUNGE**  
18' 2" x 18' 1" (5.54m x 5.51m)

**DINING ROOM**  
17' 5" x 12' 4" (5.31m x 3.76m)

**KITCHEN/BREAKFAST ROOM**  
25' 9" x 12' 4" (7.85m x 3.76m)

**UTILITY ROOM**  
12' x 9' 10" (3.66m x 3m)

**CONSERVATORY**  
19' 6" x 10' 5" (5.94m x 3.18m)

**BEDROOM 1**  
16' x 12' 5" (4.88m x 3.78m)

**BALCONY**

**BEDROOM 2**  
17' 5" x 12' 4" (5.31m x 3.76m)

**BEDROOM 3**  
12' 4" x 12' (3.76m x 3.66m)

**BEDROOM 4**  
12' 5" x 7' 10" (3.78m x 2.39m)

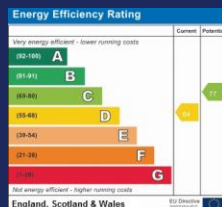
**BATH/SHOWER ROOM/WC**

**SHOWER ROOM/WC**

**LARGE PRIVATE DRIVE**

**DOUBLE GARAGE**  
20' 3" x 19' 7" (6.17m x 5.97m)

**1/3 ACRE PLOT & GARDENS**



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