



Preston Avenue, Rustington, West Sussex, BN16

PRICE £700,000 Freehold

"Little Thatch" is a superb example of detached Cottage located on the ever-popular private Sea Estate in Rustington. This property is full of charm and character with its delightful thatch roof, exposed beams and 'Chocolate Box' exterior.

Worthing | 01903 216219 | worthing@winkworth.co.uk



DESCRIPTION

Winkworth is delighted to bring to the market this home that has been lovingly designed by the current owners who have caringly and sympathetically updated the property to offer all the comforts of modern living whilst maintaining the character of this circa 1930s built Cottage.

The accommodation is surprisingly spacious as the ceilings are higher than traditional Cottages of this ilk and extremely light owing to the fact that nearly all the rooms are dual aspect. The living room with its exposed beams and fireplace is a beautiful, light reception room and lead into the well-proportioned conservatory which offers the perfect vantage point to enjoy the wonderful south facing garden. The Kitchen is a particular feature of the property having been thoughtfully designed incorporate many elements which include a built-in dishwasher, integrated Fridge/freezer and also additional 'Neff' fan assisted oven and hob which provide an alternative to the beautiful Aga. There is also ample space for a Dining table and the Kitchen offers views to both the front and rear gardens. The two double bedrooms each benefit from built-in cupboards and the beauty of dual aspects. The contemporary Shower room completes the first-floor accommodation.

AT A GLANCE

Detached Thatched Cottage

Two double Bedrooms

Modern fitted Kitchen with appliances

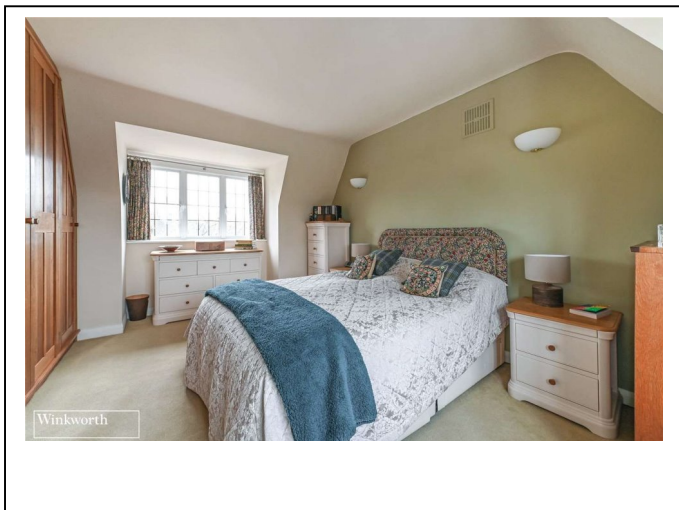
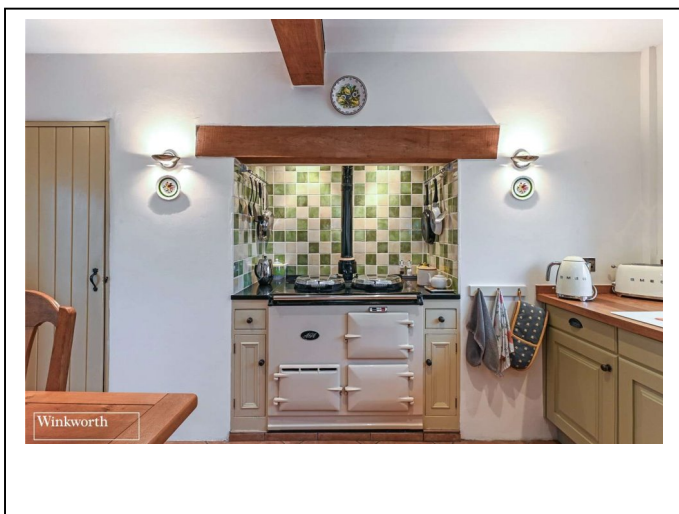
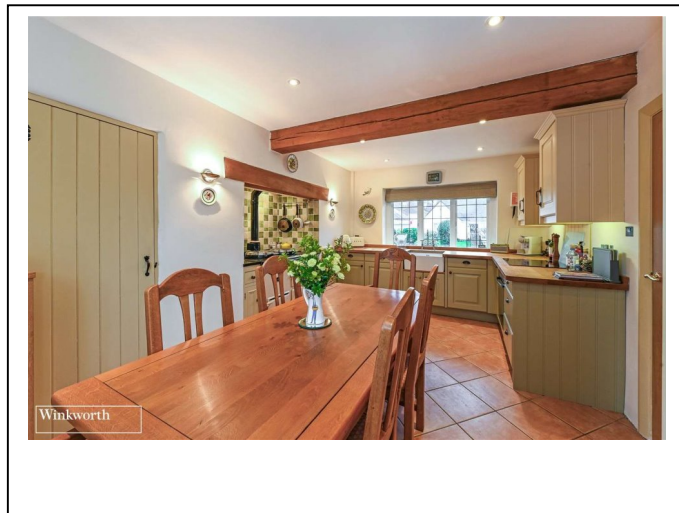
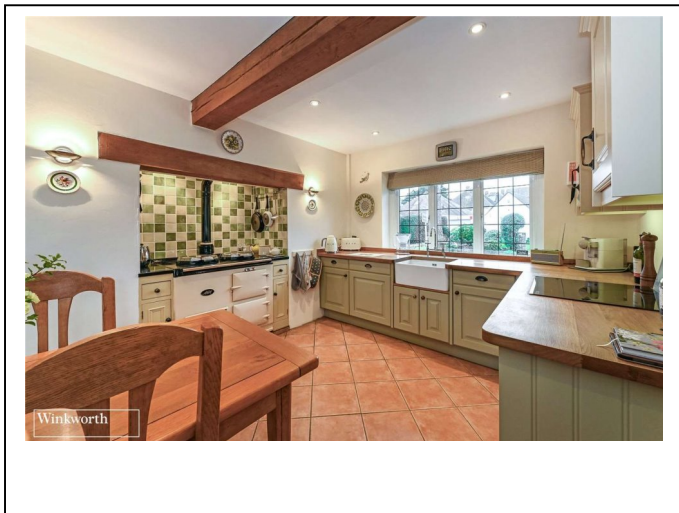
Living Room leading into Conservatory

Beautiful southerly facing Garden

Fully serviced and insulated Garden Studio

Garage

A particular feature of the property is the well-manicured, mature gardens which face southerly and measure in excess of 80ft, Nestled in the gardens you'll find a substantial timber outbuilding which is an ideal office or studio. The Studio is fully insulated and benefits from heating and power. This space certainly serves as an additional reception room and would perfectly serve those working from home or indeed looking for a comfortable hobby room. The garden also provides additional storage and potting sheds as well as a greenhouse.

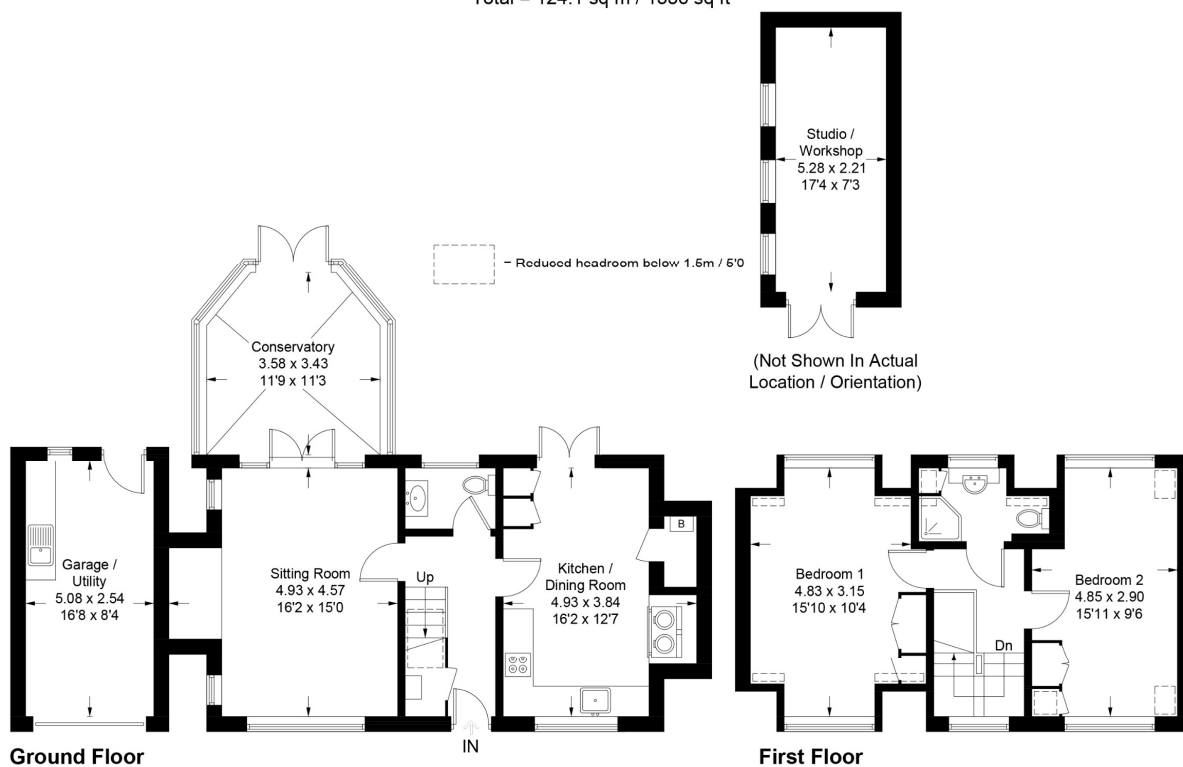


LOCATION

"Little Thatch" is positioned on the private 'Sea Estate' which is extremely popular due to its exclusive feel and immaculately maintained lanes which provide direct access on to Rustington Beach. Rustington town is a short distance away offering a vast array of Bars, cafes and restaurants and shopping.

18, Preston Avenue, BN16 2DF

Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft
Studio / Workshop = 11.9 sq m / 128 sq ft
Garage / Utility = 13.1 sq m / 141 sq ft
Total = 124.1 sq m / 1336 sq ft



PRODUCED FOR WINKWORTH ESTATE AGENTS.

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