



FELLS GULLIVER
ESTATE AGENTS

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33 Rushington Avenue, Rushington, HampshireSO40 9DD

£465,500

- Character home
- Superb family room
- Family bathroom
- Southerly facing
- Viewing essential
- Lounge
- Three double bedrooms
- Shower room
- Vendor suited
- Great catchment





3



2



2

Gorgeous extended detached three double bedroom family home with superb reception rooms, in a super location.

A delightful 1930's detached house benefiting from a welfare period of features and charm.

Rushington is a super location typified by older style homes offering space and seclusion.

We recommend a detail in internal inspections to appreciate the style standard presentation this property and to avoid later disappointment.



This beautifully presented home seamlessly blends period features with the modern convenience of open-plan living. At its heart is a stunning kitchen/family room, offering a superb space for informal entertaining and socializing, with direct access to the rear garden—perfect for indoor-outdoor living.

The inviting lounge boasts a charming bay window overlooking the front, adding character and elegance. Throughout the home, large windows flood the interiors with natural light, enhancing the sense of space and tranquillity.





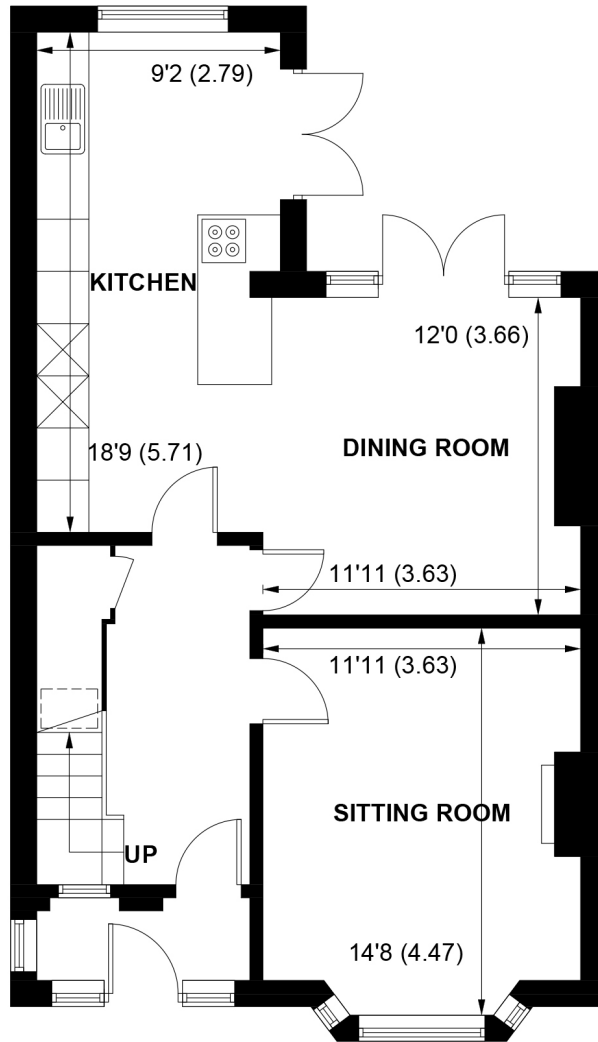


On the first floor there are three double bedrooms all very well proportions with views either to the front or rear serving the bedrooms there is a family bathroom. There is also a separate shower room hugely convenient for a growing family.

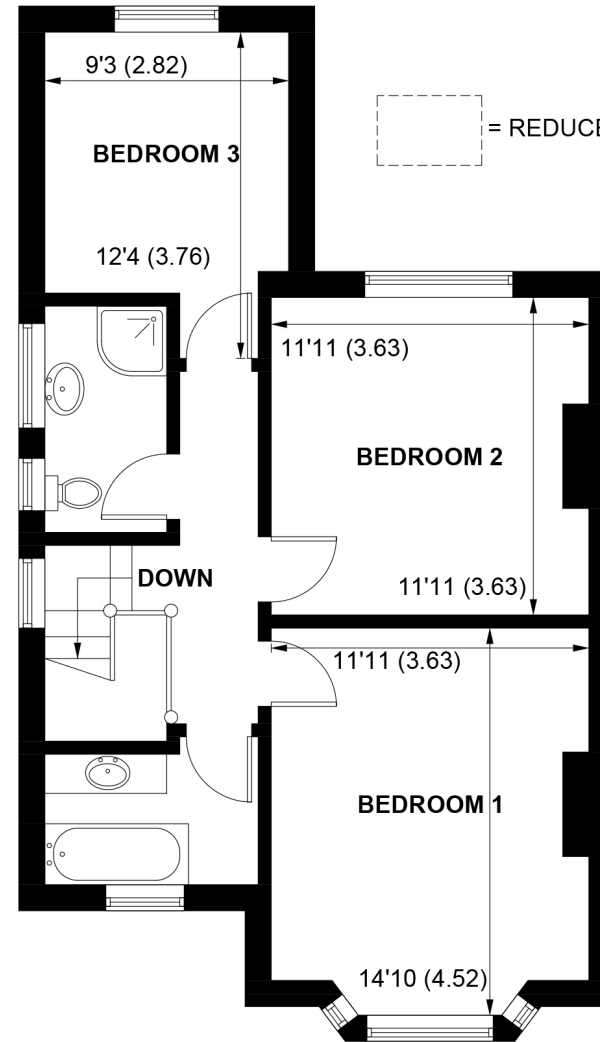
The rear garden extends to approximately 100 feet, offering an impressive and private outdoor space that is ideal for a variety of uses. Benefiting from a southerly sunny aspect, the garden enjoys sunlight throughout most of the day. A large, well-designed patio area provides an excellent setting for outdoor dining, barbecues, or entertaining guests during the warmer months.

To the front of the property, there is the added convenience of multiple off-street parking spaces, accommodating several vehicles with ease.

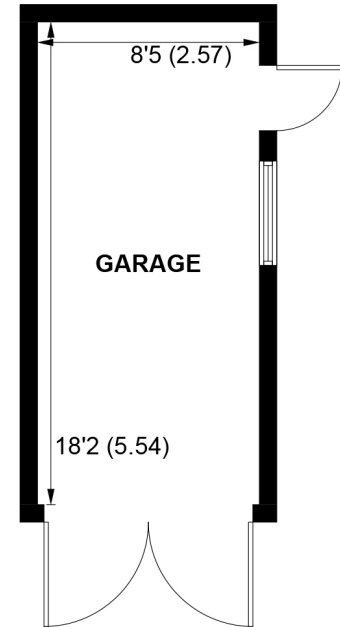




GROUND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1232 SQ FT / 114.5 SQ M

GARAGE = 152 SQ FT / 14.1 SQ M

TOTAL = 1384 SQ FT / 128.6 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©

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