



Mallon Dene, Rustington, BN16 2JR

Freehold

A Beautifully Presented Link-Detached House • Three bedrooms with storage • Open-Plan Modern Living • Garage & Driveway  
• Secluded Rear Garden • Perfectly Positioned within a Couple Minutes Walk to the Beach • Approx. 1148 sq. ft (106.6 sq. m)

*Cooper Adams*



A home by the coast! Just moments away from Rustington's idyllic waterfront and greensward is this beautifully presented three-bedroom house. Boasting open-plan living and a secluded rear garden, this home would be perfect for young families looking to upsize, or for those downsizing to a quieter life by the sea. Rustington village is just over half a mile away with plenty of amenities, eateries and more - give us a call today to avoid disappointment!

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.



