

THE OAKS, WILLOWHAYNE, RUSTINGTON



The Oaks, Rustington, BN16 2UP

Freehold

- A Spacious Detached Home
- Six Double Bedrooms
- Granny Annex Providing Additional Independent Living
- Double Garage
- Large Gated Driveway
- Potential for No Onward Chain!
- Within Walking Distance to the beach and Greensward

Cooper Adams

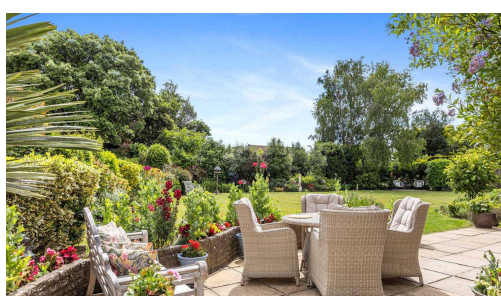
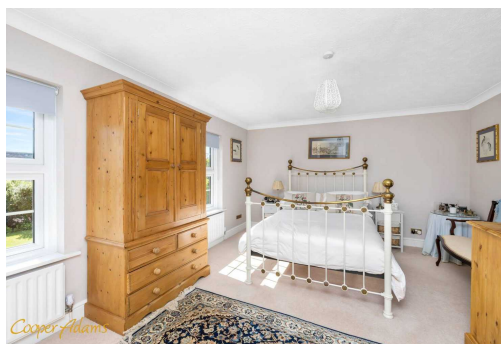
Come and take a look at this breath-taking property located within the enviable Willowhayne Private Estate! The property boasts a large gated driveway, double garage, a picturesque rear garden and six spacious double bedrooms. A 'Granny Annex' provides an independent living space comprising of two wings which has been opened up and incorporated into the flow of the main house. Within moments of the beach, the Willowhayne Estate is considered to be a highly desirable coastal retreat, so why not spend your days wondering along the Greensward while stopping off in nearby villages to explore all that West Sussex has to offer.

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.

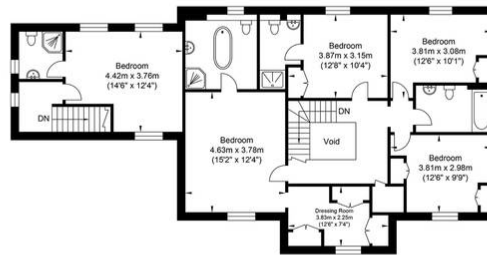
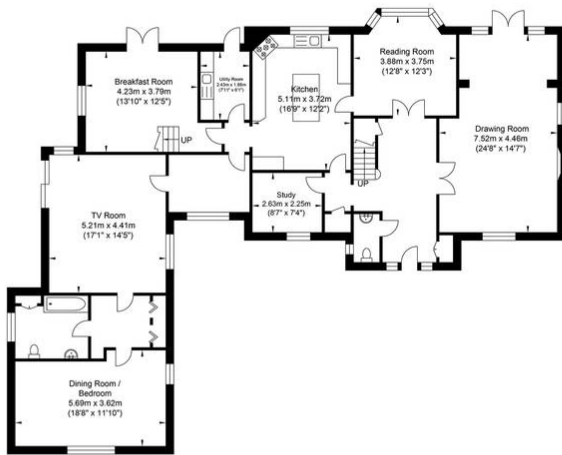
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



The sought-after Willowhayne marine estate in Rustington & East Preston, established in the 1930s, provides privacy and security with gated access on summer weekends. A railway station is just over 1/2 mile away, connecting to Brighton, Gatwick, and London. Many amenities are close to hand with the sea, the downs, golf courses and many shops, bars and restaurants.



The Oaks



Ground Floor
Approximate Floor Area
1926.20 sq ft
(178.95 sq m)

First Floor
Approximate Floor Area
1235.48 sq ft
(114.78 sq m)

Garage
Approximate Floor Area
334.97 sq ft
(31.12 sq m)

Approximate Gross Internal Area = 324.85 sq m / 3496.65 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax band: G, EPC Energy Efficiency Rating: D, EPC Environmental Impact Rating: D

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