

THE OAKS, RUSTINGTON



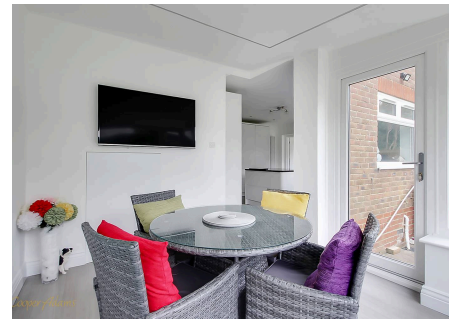
The Oaks, Rustington, BN16 2UP

Freehold

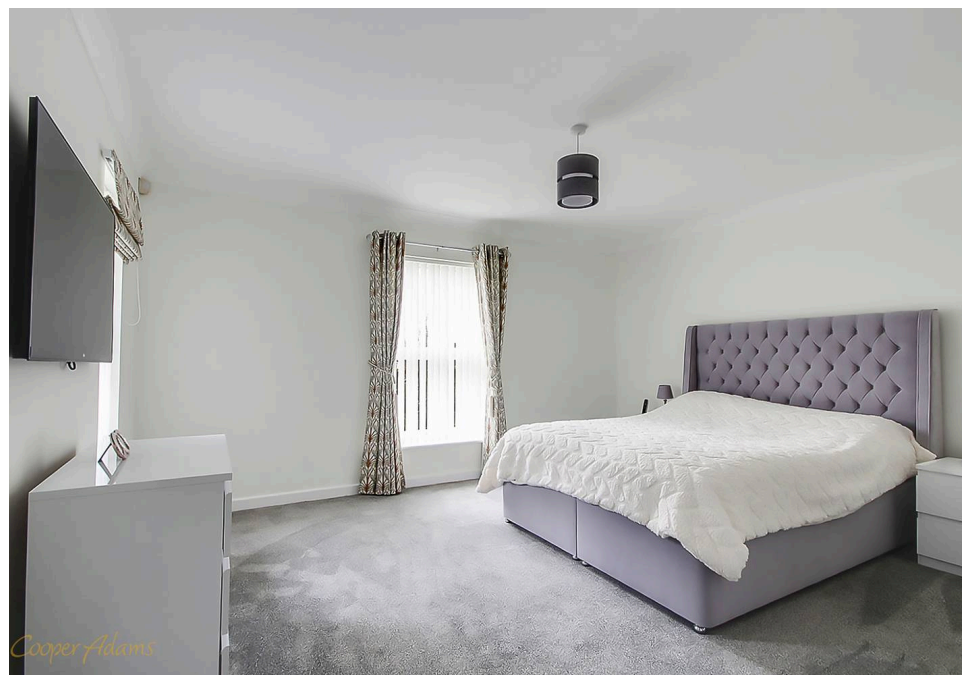
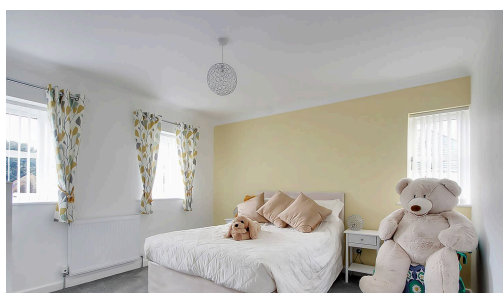
A Charming Detached Five-Bedroom House • Prestigious Willowhayne Private Estate • Sunny South-Facing Rear Garden • Large Driveway with Double Garage & Electric Vehicle Point • Modern Kitchen • Redecorated Throughout including New Karndean Flooring • Within Walking Distance to the Beach and Greensward • Approx. 2592 sq. ft (240.8 sq. m)

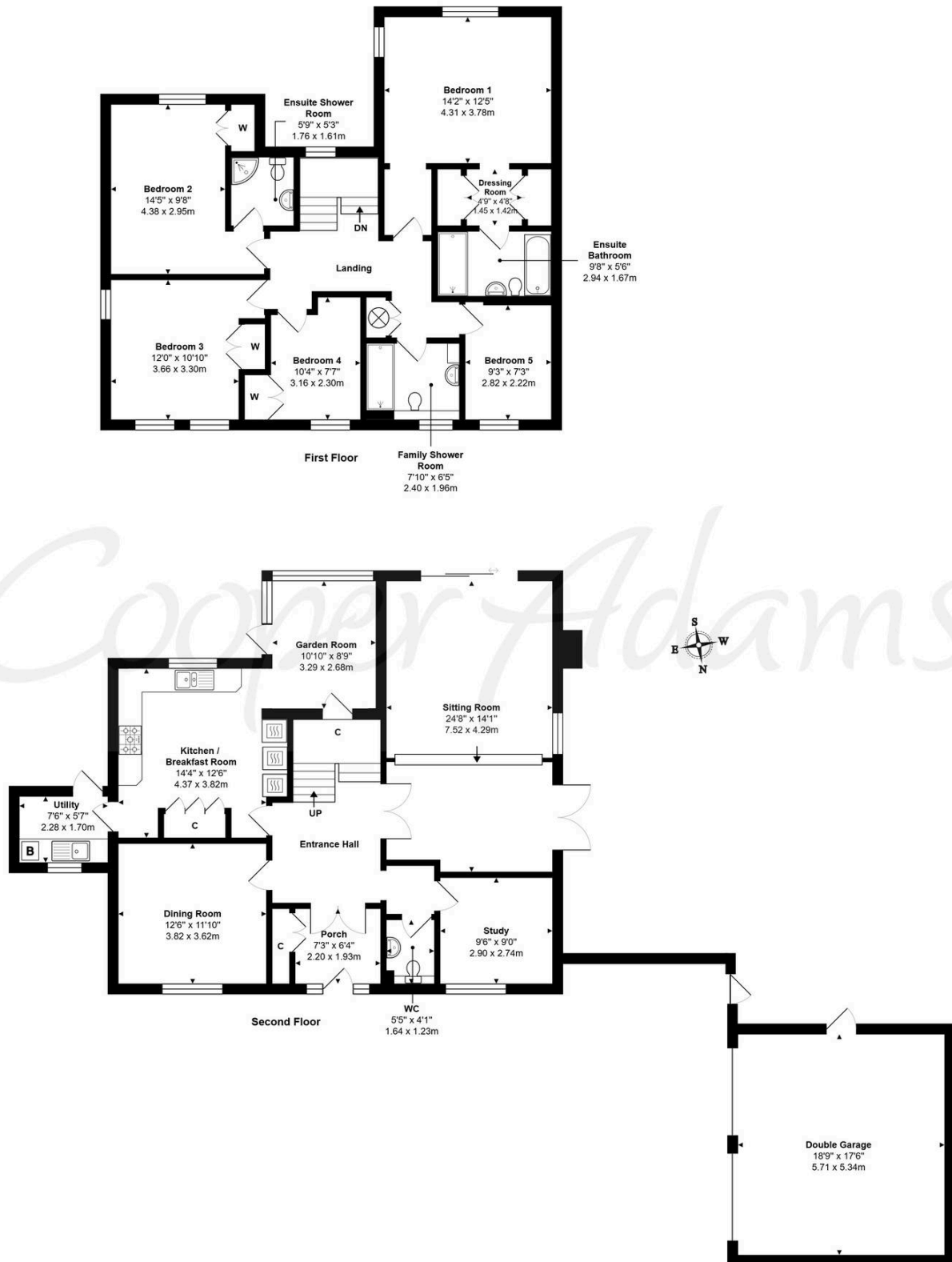
Cooper Adams

Nestled within the prestigious Willowhayne Private Estate, this detached five-bedroom home offers a fantastic opportunity to live in a highly sought-after coastal area. The spacious entryway connects seamlessly to all areas of the home. At the rear, the modern kitchen features sleek white units and integrated appliances, with the added convenience of a utility room. Adjacent is a tranquil garden room, perfect for enjoying morning coffee in the sun. The bright, spacious living room is a highlight, with sliding doors opening to the south-facing garden and French doors leading to a patio, ideal for alfresco dining. At the front, the dining room is perfect for family meals or entertaining, while a private study provides a quiet workspace. Upstairs, the home boasts five bedrooms, including four doubles. The primary bedroom features a dressing area with built-in storage and an en-suite. Recently redecorated to a high standard, the property includes new carpets, Karndean flooring, energy-efficient windows, and ample storage. Its versatile layout is ideal for both everyday living and entertaining, making it perfect for families and professionals. This property is "Legally Prepared" and 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 leisure activities like sailing and golf. Its unspoiled pebble beach provides a serene escape, while the sought-after Willowhayne Estate adds privacy and security with gated access on summer weekends. Ideally located, the area boasts convenient access to the sea, the downs, and local amenities. A railway station just over half a mile away connects to Brighton, Gatwick, and London, making it an excellent choice.





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Total Area: 2592 ft² ... 240.8 m² (Includes Double Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jim 2025

Council Tax band: G, EPC Energy Efficiency Rating: C

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