

Mallon Dene, Rustington, BN16 2JP

Freehold

A Detached Family Home • Four Double Bedrooms • SEA VIEWS • South-Facing Garden! • Garage • Driveway for Multiple Cars • Spacious Conservatory • Only a Short Walk To Rustington Beach • Approx. 1232 sq. ft (114.4 sq. m)

Cooper Adams

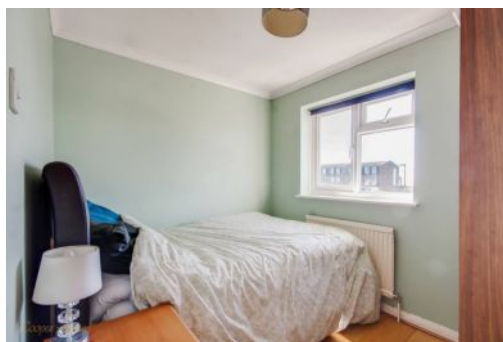
This detached family home offers well-proportioned accommodation in a desirable location near Rustington beach and greensward. The ground floor features a generous lounge, a spacious kitchen/diner, and a bright conservatory, providing plenty of space for everyday living and entertaining with family and friends. A convenient WC is also situated on this level. Upstairs, there are four double bedrooms, including a primary bedroom with an en-suite shower room, and sea views to two further rooms. There is also a family bathroom along the landing. Externally, the property benefits from a south-facing garden, a garage to the rear, and a driveway with space for multiple cars. With its prime location close to the seafront and local amenities only half a mile away, this property presents an excellent opportunity for comfortable family living.

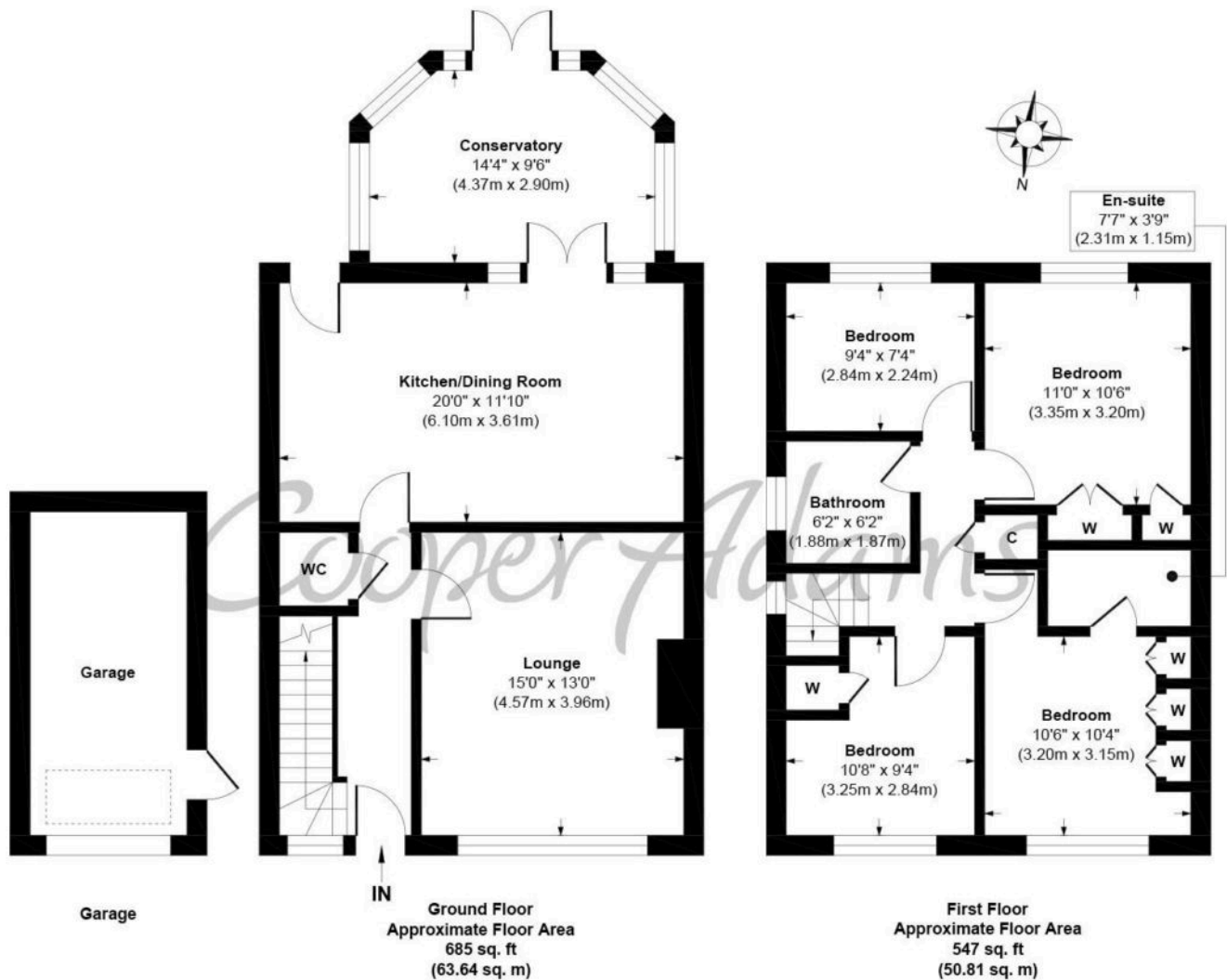
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.



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.





Mallon Dene, Rustington

Approx. Gross Internal Floor Area 1232 sq. ft / 114.45 sq. m (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale

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

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