

## Preston Paddock, Rustington , BN16 2AF

Leasehold

First-Floor Luxury Maisonette • Two Double Bedrooms with En-Suites • Long Lease • Grade II Listed • Stunning High Ceilings  
 • Modern Integrated Kitchen • Parking Available • Gated Development • Less than a Mile to Rustington Village and Beach! •  
 Approx. 1792 sq. ft (166.5 sq. m)

*Cooper Adams*

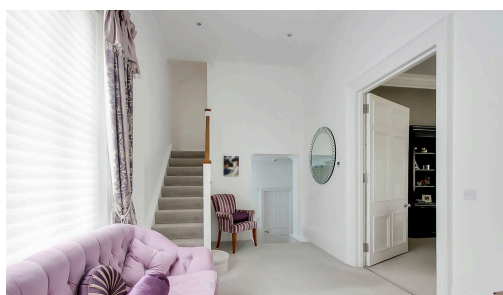
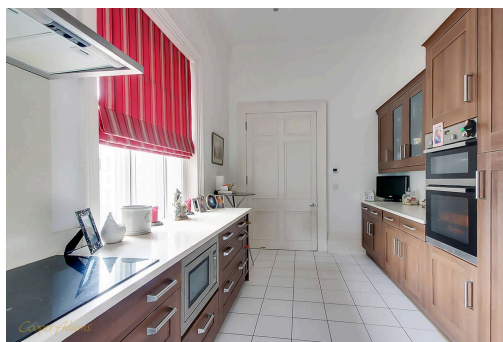


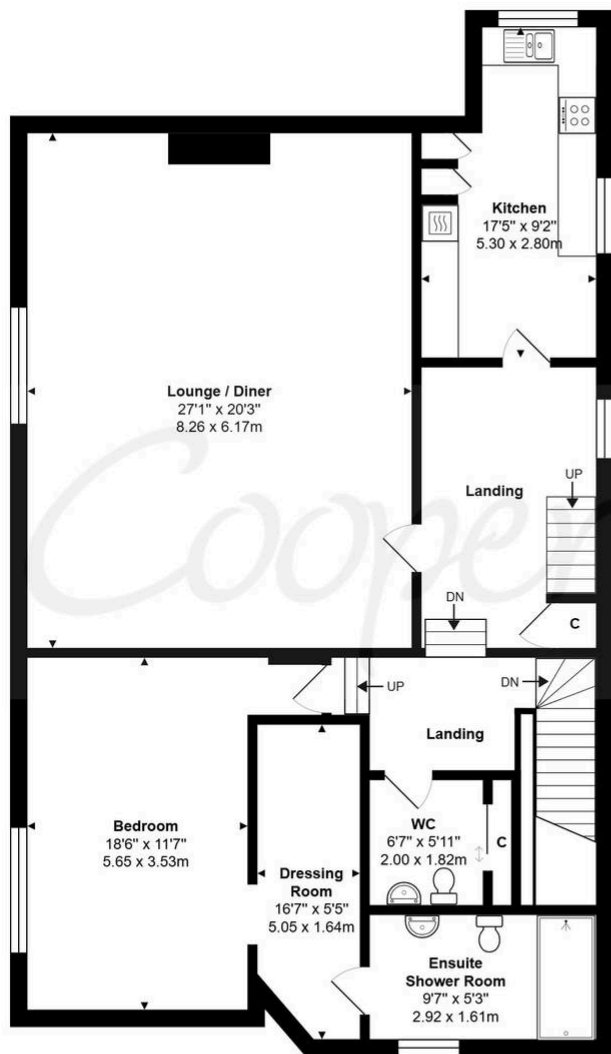
This exceptional luxury maisonette offers a rare opportunity for any lucky buyer. The maisonette features two generously sized double bedrooms, each with its own en-suite bathroom, plus a dressing room in the primary bedroom. There is also a spacious living room with a feature gas burner, and a bright, modern kitchen with integrated appliances. High ceilings throughout enhance the sense of space and light, making this home truly impressive. Located within a gated development, residents enjoy access to private parking and a picturesque rear garden. Perfectly positioned just under half a mile from Rustington village and beach, it offers the ideal blend of coastal charm and convenient living.

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.

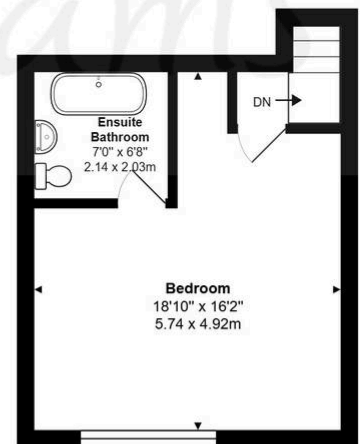




First Floor



Ground Floor



Second Floor

West Preston Manor, Preston Paddock, Rustington, BN16 2AF

Total Approx. Floor Area 1792 ft² ... 166.5 m²

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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by Jtm 2025

Council Tax band: D, EPC Energy Efficiency Rating: D

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