

Magnolia Cottage, Sea Lane
Rustington,
BN16 2RE
Guide Price £700,000 Freehold



Total Area: 1733 ft² ... 161.0 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Created by Jm 2024

Council Tax Band: F
Energy Efficiency Rating: N/A

Agents Note: The fourth bedroom located on the second floor has a 'flying freehold' type arrangement, whereby it spans the freehold of the adjoining property.



A rare opportunity to acquire a charming Grade II listed attached cottage conveniently located equidistant to the village centre and seafront.

Magnolia Cottage is a beautifully presented property featuring flint and tile hung elevations under a part thatched and tiled roof, as well as an abundance of original features including exposed beams and Inglenook fireplace.

The property is surprisingly spacious, offering over 1700sq ft of accommodation and has been exceptionally well maintained by the current owner, benefitting in recent years from a new kitchen and bathroom, oak flooring and a replacement boiler. On the ground floor, the accommodation comprises a split level entrance hall with feature original staircase; double aspect lounge encompassing original beamed ceiling, part tongue and groove panelled walls, original Inglenook fireplace, oak flooring and French doors offering access to the garden; double aspect dining room with beamed ceiling and oak flooring; fitted kitchen with a range of traditional shaker style units and incorporates a range of integrated appliances and a conservatory that enjoys a pleasant outlook over the garden.

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At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Glyn-Jones

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The first floor boasts an impressive dual aspect main bedroom with beamed ceiling, built in wardrobes and spacious en-suite bathroom. A further three bedrooms with eaves storage and a bathroom are located on the top floor.

The fully surrounding cottage style gardens are a particular feature, the larger expanse of which offers a delightful southerly aspect and incorporates several seating areas and lawns interspersed with borders stocked with an abundance of mature shrubs, roses, and trees. There is also an attractive garden pond and shed with power. The gardens are enclosed by flint and brick walling. A driveway at the rear (currently enclosed by fencing) leads to a DETACHED GARAGE 17'2 x 19'0 with light and power.



The location of the property is an important attribute, being only approximately 0.25 miles from both Rustington's comprehensive shopping parade with its extensive range of cafés, restaurants, independent retailers and Waitrose store and its picturesque seafront. Additionally, many other local amenities are also found close to hand including the library; Westcourt Medical Centre doctor and dentist surgeries; and St Peter & St Paul church. as well as a useful local bus service operating along neighbouring Sea Lane.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger nearby towns of Bognor Regis and Worthing. Notably, two mainline railway station - Angmering and Littlehampton - can both be found in an equivalent distance of approximately 2 miles, both of which offer a regular service to London Victoria.



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