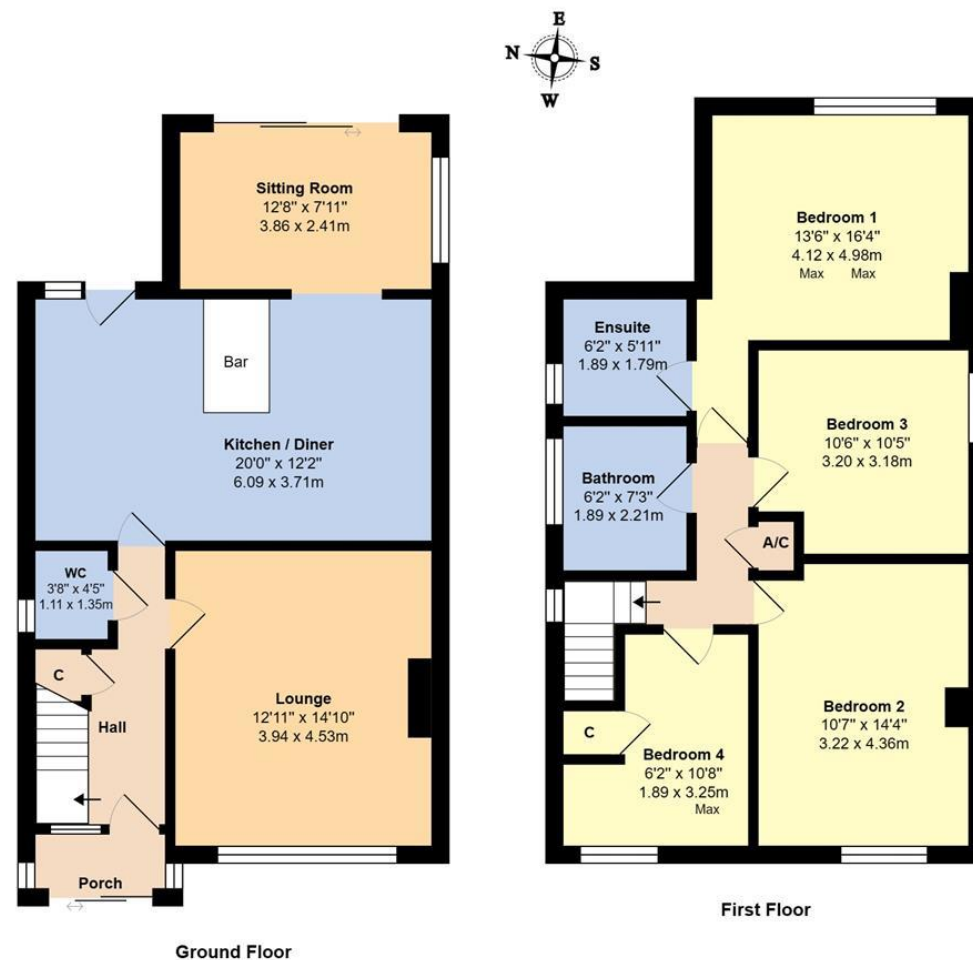


Glyn-Jones

**18 Mallon Dene, Rustington,
West Sussex, BN16 2JP
£600,000 (Freehold)**



Total Area: 1354 ft² ... 125.8 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 Jtm 2023

Council Tax Band: E
Energy Efficiency Rating: D
Tenure: Freehold

WITH OVER...



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 conducted a detailed survey nor assessed the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com



A seldom offered opportunity has arisen with the marketing for sale of this spacious detached house, complimented by a double-height extension to the rear.

Internally, this wonderful family home comprises; four bedrooms, the larger of which benefits from an en suite shower room; a recently redecorated living room incorporating a striking log burning stove; feature kitchen/dining/sitting room encompassing a range of stylish fitted units and appliances; first-floor family bathroom/WC; and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden encompassing a raised patio area and brick-built workshop/office with power; and an open-plan front garden, with adjacent driveway enabling off road parking.

Additional qualities include gas central heating; double glazing; a refurbished entrance porch; and oblique sea views from the first floor.



At an Average rating of

4.9/5 ★★★★★



Rustington Office
01903 770095
www.glyn-jones.com

18 Mallon Dene, Rustington, Littlehampton, West Sussex BN16 2JP
£600,000



“...feature kitchen/dining/sitting room encompassing
a range of stylish fitted units and appliances...”

The attractive setting is a further attribute, being within only approximately 150 metres of Rustington's picturesque seafront and greensward, and within 0.75 miles of Rustington's comprehensive village centre that offers a vast array of shops, cafes, and restaurants.

Many other useful local amenities including doctor, dentist, and veterinary surgeries; the library; as well as several bus routes, can all be found within a 1-mile radius.

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 neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found in approximately 1.75 miles and provides a regular service to London Victoria via Gatwick.

