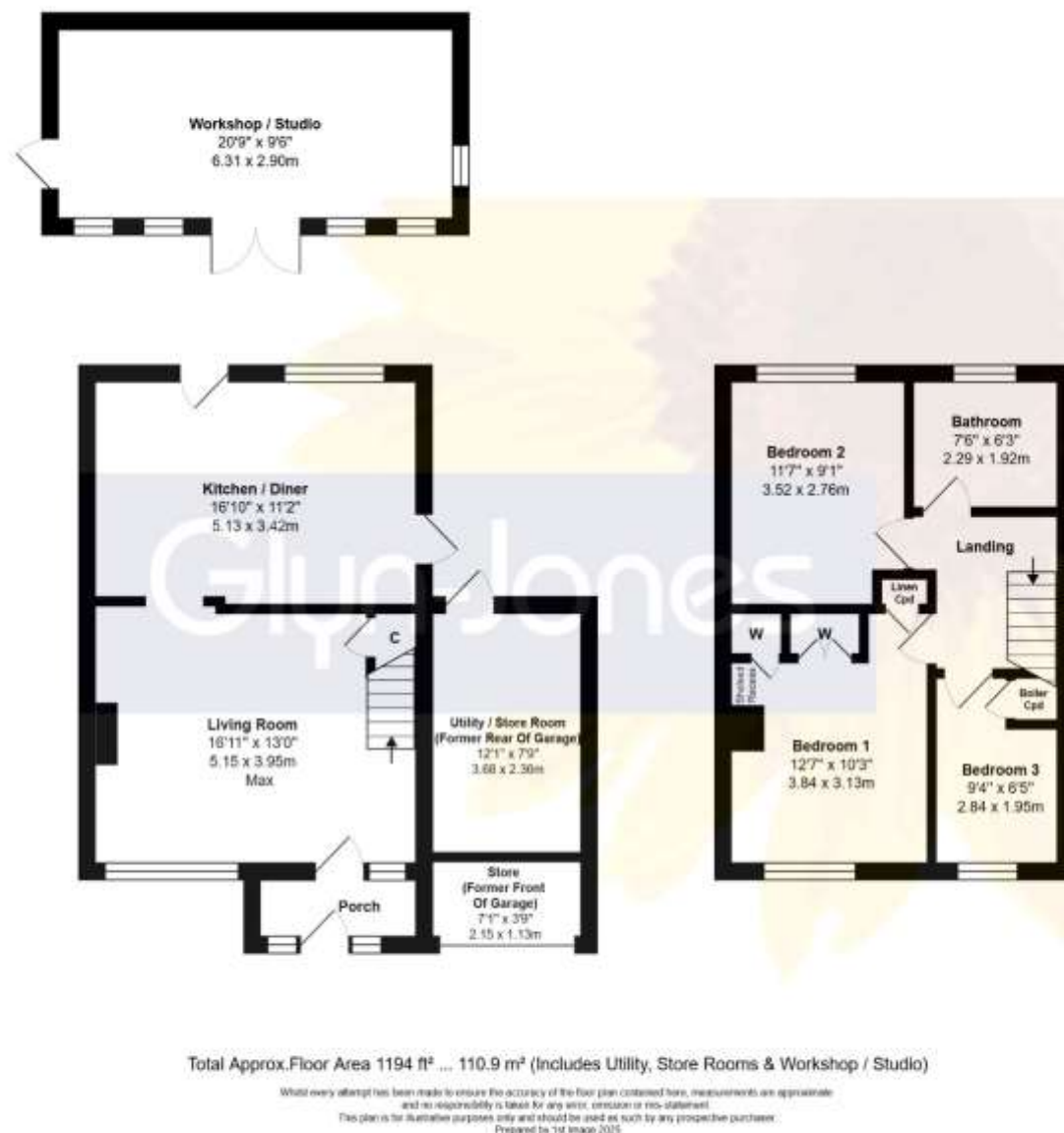


58 Mallon Dene, Rustington,  
West Sussex, BN16 2JR  
£530,000 (Freehold)



**A link-detached house, offered for sale with NO ONWARD CHAIN, and delightfully situated in close proximity to the seafront and greensward.**

Briefly described, the bright and deceptively spacious accommodation comprises; three bedrooms; an open-plan living room; sizeable kitchen/dining room; and a first-floor bathroom/WC.

A particular feature is the attractive and well-enclosed rear garden boasting an abundance of established plants and trees, as well as a large studio/workshop measuring approx. 20'9ft x 9'6ft.

Additional attributes include; gas central heating; double glazing; a partial sea view from both front bedrooms; double-width off-road parking; and an adjoining garage that has been adapted to provide for a utility/storage area (rear section) and a smaller store cupboard (front section).

The location of the property is an endearing quality, being within only 100 metres of Rustington's picturesque seafront and greensward, whilst it's comprehensive village centre boasting a wide variety of shops and restaurants, is found in approximately 0.75-miles distance.

**Council Tax Band: D**  
**Energy Efficiency Rating: C**

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 carried out a detailed survey nor tested 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



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



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£530,000



Notably, 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. Furthermore, Angmering mainline railway station can be found in approximately 1.75-miles and provides a regular service to London Victoria via Gatwick.

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 enables a link to the larger neighbouring towns of Bognor Regis and Worthing.



*...A particular feature is the attractive and well-enclosed rear garden boasting an abundance of established plants and trees...*

