

2 West Preston Mews Station Road, Rustington - BN16 3AT

£675,000 Freehold

Beautiful thatched character cottage with rich history • Stunning shaker-style kitchen with open plan dining space
• 23ft vaulted entertaining space opening onto the south facing garden • Two ground floor bedrooms plus mezzanine office/study • Stylish bathroom with freestanding bath and en-suite shower room • Private south-facing cottage garden • Detached garage and ample off-road parking

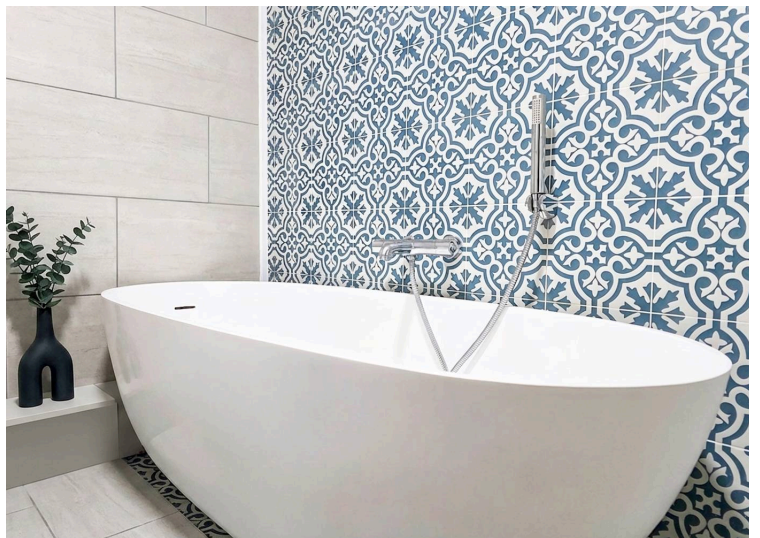
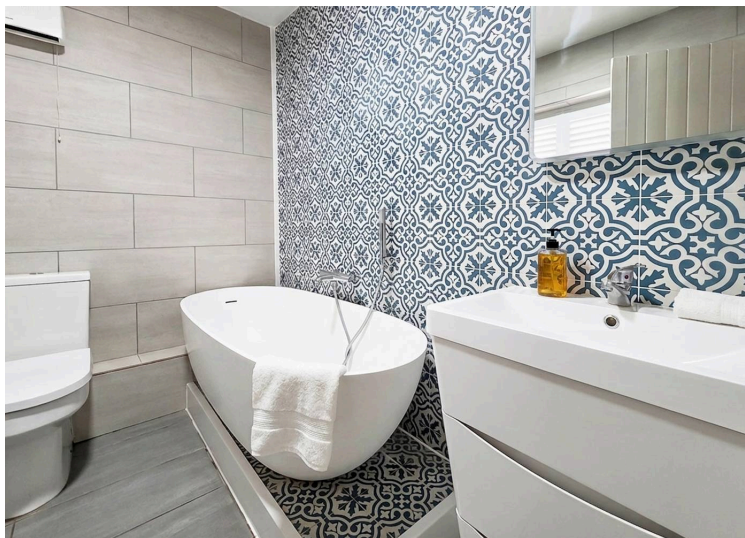
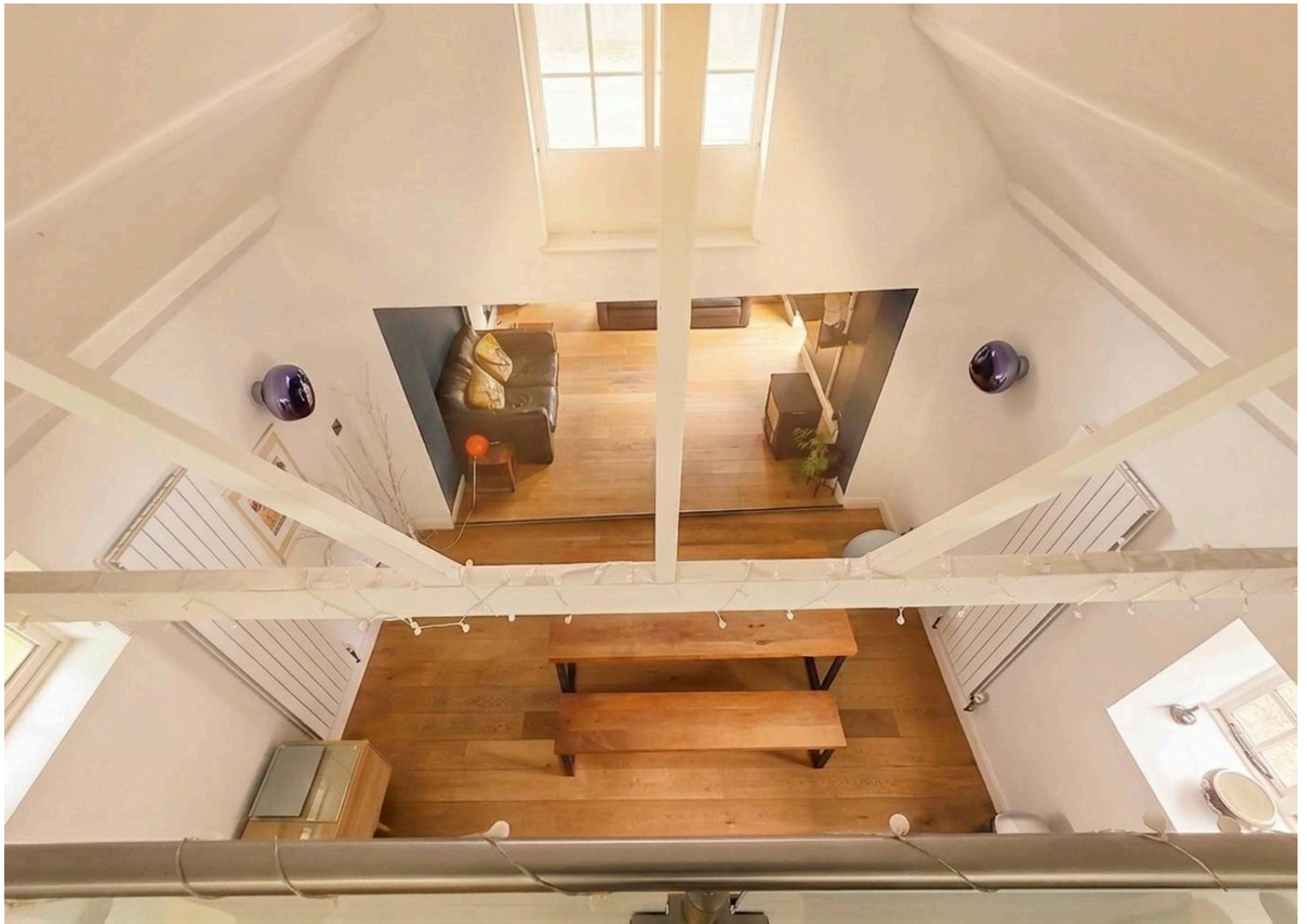


Tucked away within a charming gated mews, Thrift Cottage is a truly one-off thatched home that perfectly blends period character with thoughtful, high-quality modernisation. Likely dating back to the 18th century and once serving as part of West Preston Manor School, the property has been beautifully reimaged for modern living, whilst retaining the features and historic setting that make it so special.

The current owners have carried out a stylish refurbishment, bringing the home firmly into the 21st century. The newly fitted shaker-style kitchen forms the heart of the home, opening into a sociable kitchen/dining space ideal for both everyday living and entertaining. The impressive 23ft lounge enjoys a vaulted ceiling and flows effortlessly out to the garden, creating a wonderful sense of space and light. The accommodation is both versatile and characterful. Two well-proportioned bedrooms sit on the ground floor, complemented by a beautifully finished main bathroom featuring a freestanding bath, alongside a modern en-suite shower room. A mezzanine level provides a unique additional space, currently used as a home office/study, overlooking the main living area.

Outside, the south-facing cottage garden is a real highlight. Private and well-established, it offers a peaceful retreat with mature planting and a charming pathway leading to the detached garage. To the front, there is ample off-road parking.

Positioned between Rustington and East Preston, the property enjoys easy access to Rustington's amenities, and only a 15 minute stroll to the seafront, and with 0.5 Miles to Angmering mainline station, making it ideal for both coastal living and commuting. A rare opportunity to acquire a beautifully updated character cottage in a sought-after location, offering a lifestyle as special as the home itself.





Kitchen / Dining Room

23' 6" x 14' 1" (7.17m x 4.30m)

Lounge

14' 6" x 12' 4" (4.41m x 3.75m)

Bedroom 1

11' 2" x 10' 0" (3.40m x 3.05m)

Bedroom 2

11' 7" x 10' 0" (3.54m x 3.05m)

En-suite

7' 8" x 2' 6" (2.33m x 0.75m)

Bathroom

7' 9" x 6' 5" (2.37m x 1.96m)

Office

12' 3" x 10' 10" (3.74m x 3.30m)

Garage

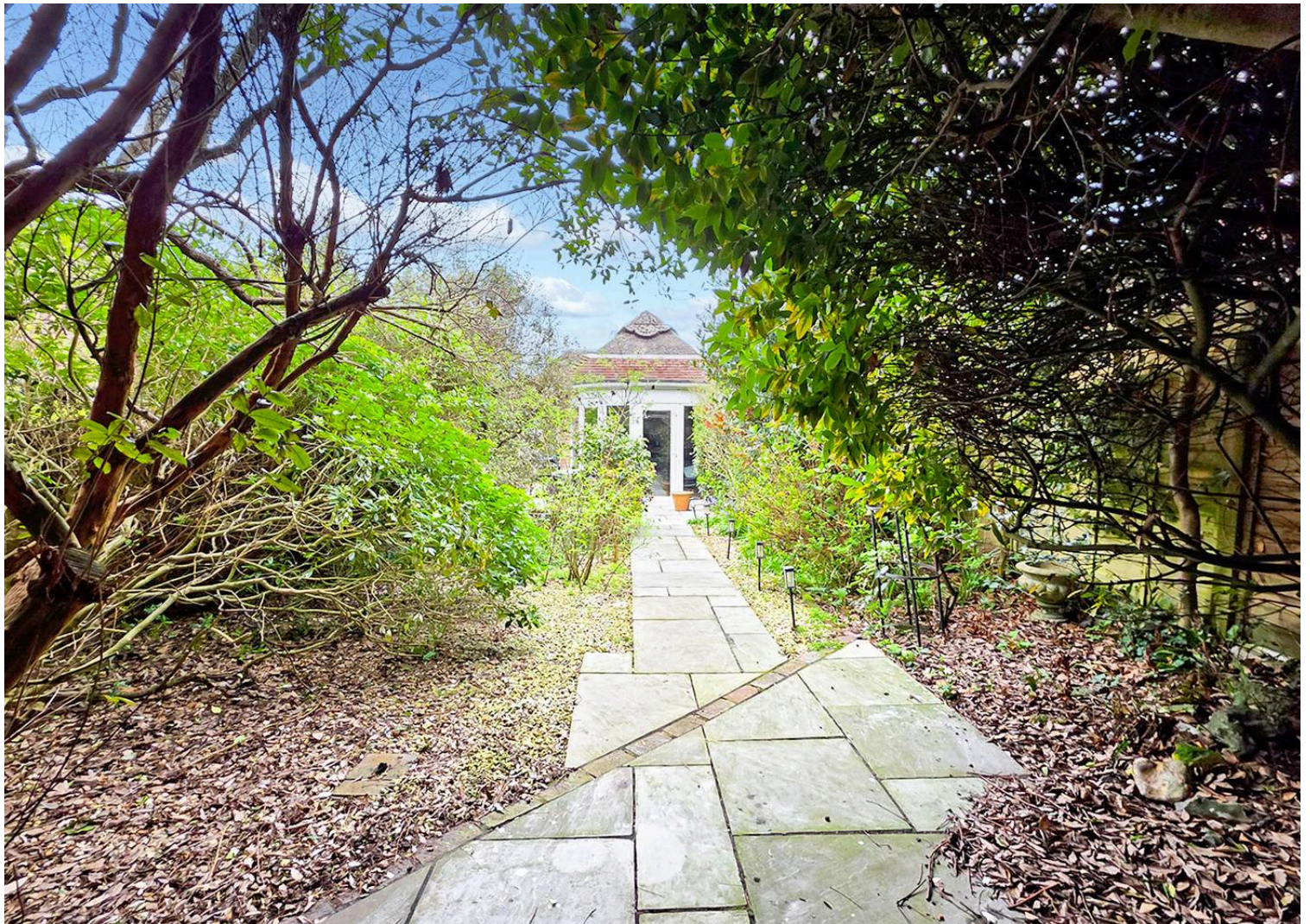
17' 1" x 9' 11" (5.21m x 3.03m)

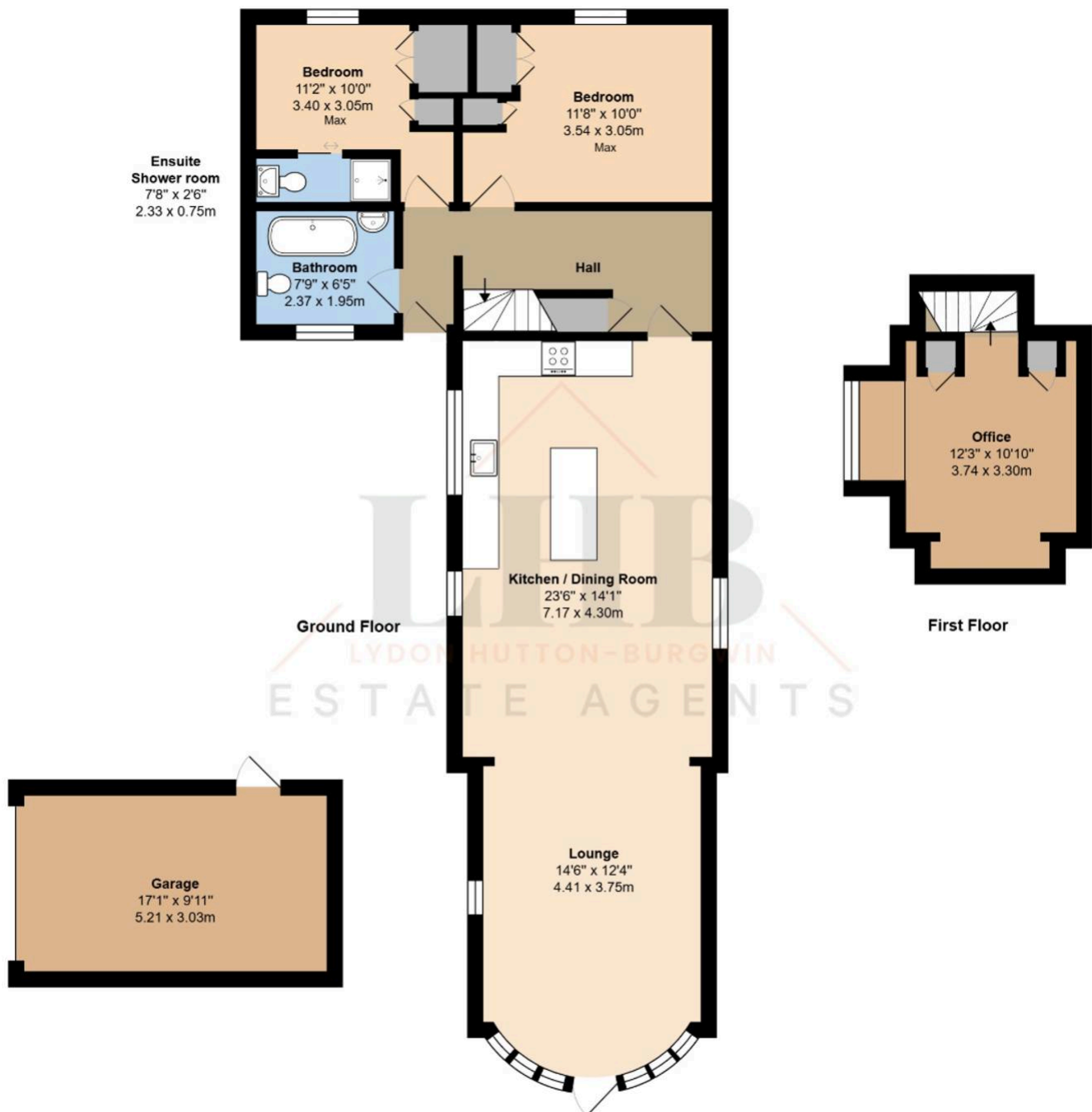
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D







Total Area: 1308 ft² ... 121.5 m² (Includes Garage)

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.
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