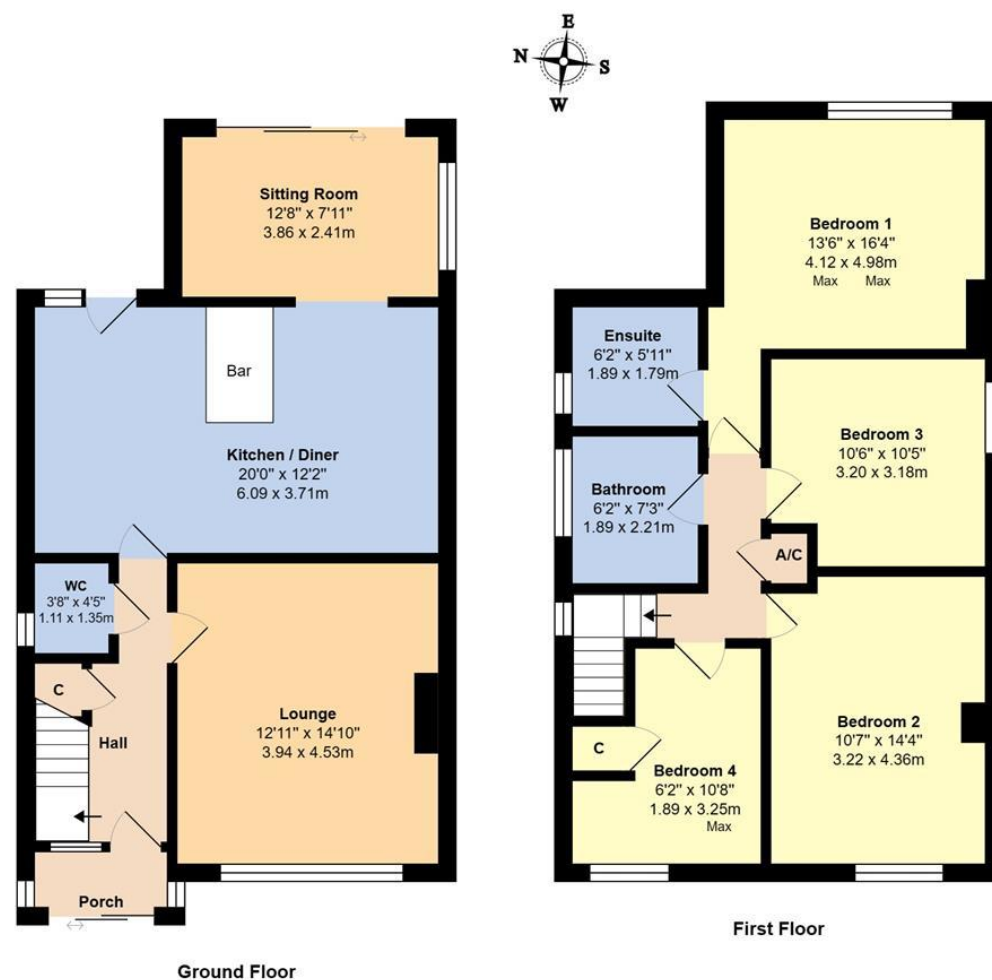




Total Area: 1354 ft² ... 125.8 m²

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 Jlm 2023

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



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

18 Mallon Dene, Rustington,
West Sussex, BN16 2JP
£575,000 (Freehold)

Glyn-Jones



Introducing this particularly spacious detached house to the market, complemented by a double-height extension to the rear.

Internally, the property boasts well-presented accommodation comprising; four bedrooms, the larger of which benefits from an en suite shower room; a westerly facing living room encompassing a striking log burning stove; feature kitchen/dining room, with opening through to a separate sitting area; first-floor bathroom/WC; and a ground floor cloakroom.

Outside, the well-enclosed rear garden is laid to lawn, with an adjacent raised patio, and incorporates a brick-built workshop/office with power. To the front there is an open-plan area of garden, flanked by a driveway enabling off-road parking.

Additional qualities include an entrance porch; gas central heating; double glazing; 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, West Sussex BN16 2JP
£575,000



The attractive setting is a notable attribute, being within only approximately 150-metres of Rustington's picturesque seafront and greensward, whilst Rustington's comprehensive village centre offering a vast array of shops and restaurants is found in only 0.75-miles distance.

Many other useful local amenities including doctor, dentist, and veterinary surgeries; library; three primary schools, plus several bus routes, can all be found within an approximate 1.25-mile radius. Furthermore, Angmering mainline railway station can be found in approximately 1.5-miles and provides a regular service to London Victoria via Gatwick.



“...feature kitchen/dining room, with opening though to a separate sitting area ...”