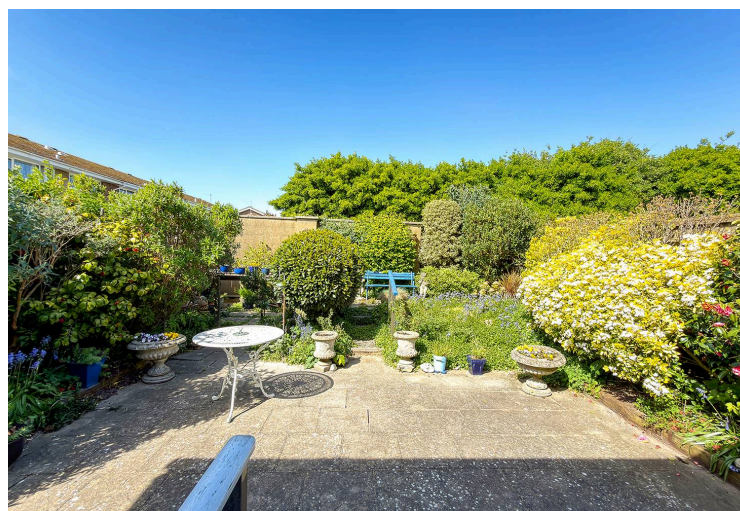




1 Mallon Dene, Rustington – BN16 2JP

Offers Over £400,000 | Freehold

Sought-after Rustington location, just a short distance from the seafront • Within easy reach of the popular village centre, shops, cafés, and amenities • Chain free – ideal for a smooth and straightforward purchase • Spacious and versatile ground floor layout • Generous lounge, separate dining room, and kitchen/breakfast room • Three good-sized bedrooms and a family bathroom • Good size, mature rear garden, perfect for relaxing or entertaining • Garage and excellent potential to modernise and add value



This semi-detached home is ideally located in a highly desirable part of Rustington, very close to the seafront and easy distance to the local village amenities. Offered to the market chain free, it presents an excellent opportunity for buyers looking for a straightforward purchase in a sought-after coastal setting. The ground floor provides spacious and versatile accommodation, including a generous lounge, separate dining room, and a well-proportioned kitchen/breakfast room, all offering great potential for modernisation.

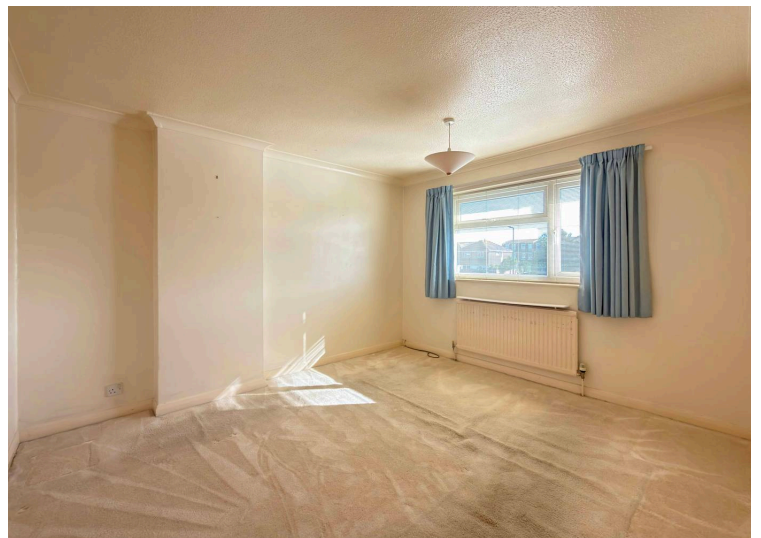
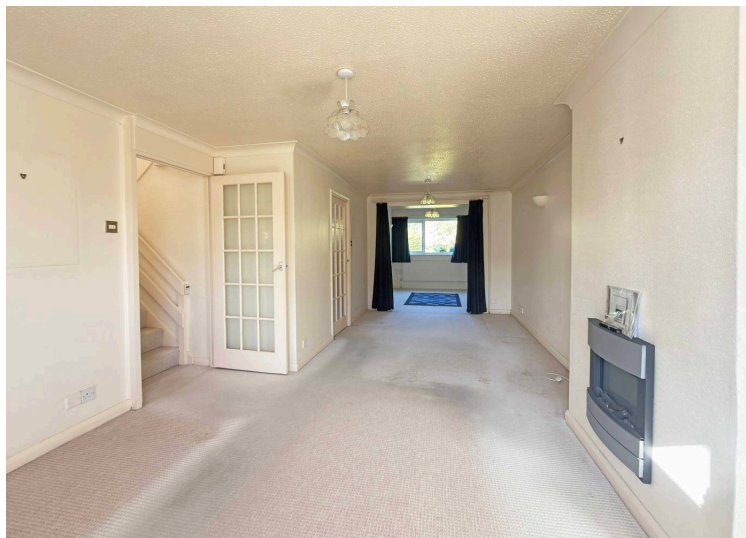
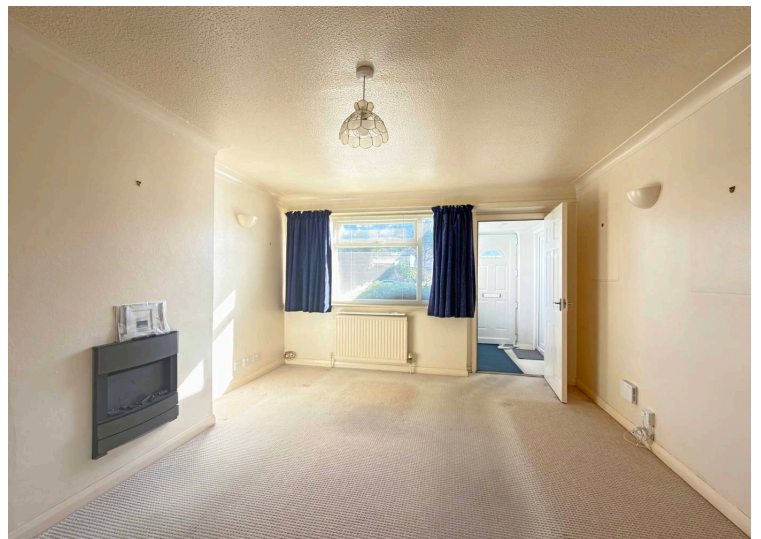
Upstairs, there are three good-sized bedrooms and a family bathroom, making the property a strong option for families, those looking to upsize, or downsizers seeking a manageable home near the sea. Outside, the property benefits from a good size mature rear garden, ideal for relaxing or entertaining, along with a garage for additional storage or parking. With scope to update and add value, this home offers fantastic potential in a prime location.

This home is only a short distance from the ever-popular Rustington village centre, with its excellent range of independent shops, cafés, amenities, and eateries. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax Band : D

Tenure : Freehold

EPC Rating : D





Living Room

22' 5" x 12' 0" (6.83m x 3.66m)

Dining Room

9' 10" x 8' 3" (3.00m x 2.52m)

Kitchen/Breakfast

18' 1" x 11' 4" (5.51m x 3.45m)

Bedroom 1

11' 11" x 10' 8" (3.63m x 3.25m)

Bedroom 2

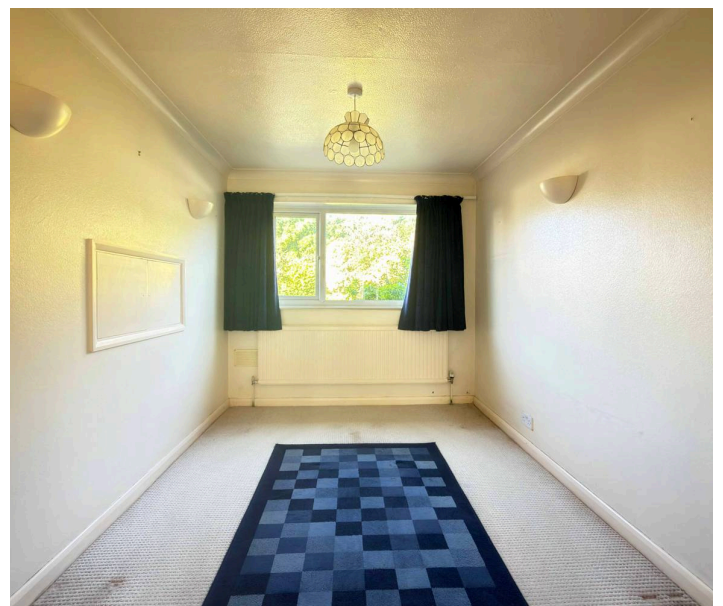
10' 8" x 8' 1" (3.25m x 2.46m)

Bedroom 3

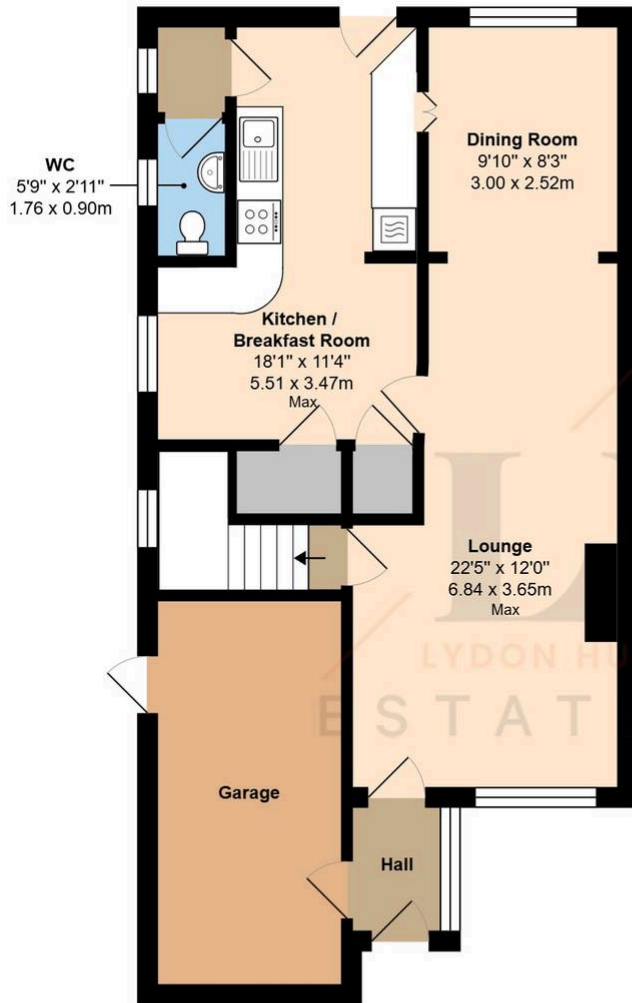
9' 6" x 8' 10" (2.90m x 2.69m)

Bathroom

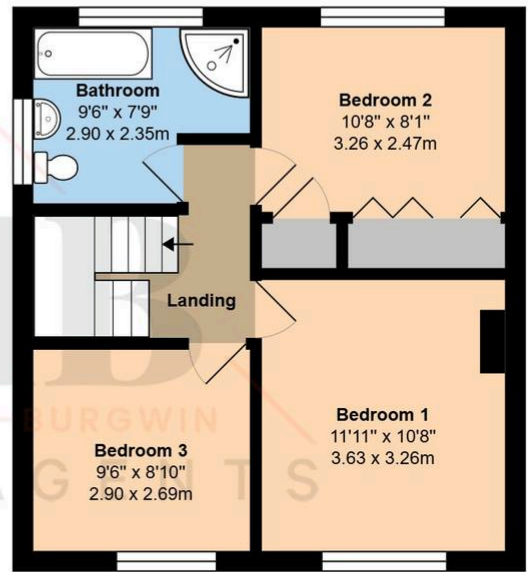
9' 6" x 7' 9" (2.90m x 2.36m)







Ground Floor



Fourth Floor

Total Area: 1246 ft² ... 115.7 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.
Created by 1st Image 2026

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