



**Cranbourne House, 7 The Oaks, Rustington, West Sussex**

£1,450,000 | Freehold

Set within the prestigious Willowhayne Estate, this substantial detached residence presents an exceptional opportunity to acquire a beautifully maintained family home in one of the area's most sought-after private settings. Occupying a generous plot with gorgeous wrap-around gardens, the property offers an outstanding balance of elegance, space and versatility, perfectly suited to modern family life and multi-generational living, with the potential to create a self-contained annex within part of the property.

Approached via gated parking for several vehicles and complemented by a double garage, the home immediately conveys a sense of exclusivity and privacy. Featuring an impressive gallery entrance, and reception spaces designed to suit a variety of lifestyles, ideal for both everyday living and entertaining

Each principal reception room enjoys direct access to the gardens, creating a wonderful sense of light and connection to the outside space, ideal for entertaining and relaxed day-to-day living alike. At the heart of the home, the beautifully arranged kitchen and breakfast room provide an inviting social hub, complemented by additional living and study areas that can be tailored to individual requirements.





The potential inclusion of a self-contained ground floor/first floor annex further enhances the property's versatility, offering ideal accommodation for guests, dependent relatives or independent living.

The first floor continues to impress with five generously proportioned bedrooms and four bathrooms, including three en-suite facilities, all thoughtfully arranged to provide comfort and privacy for family and visitors alike.

Beautifully maintained throughout and double glazed for modern efficiency, the property also benefits from an abundance of built-in storage, ensuring practicality accompanies its elegant presentation.

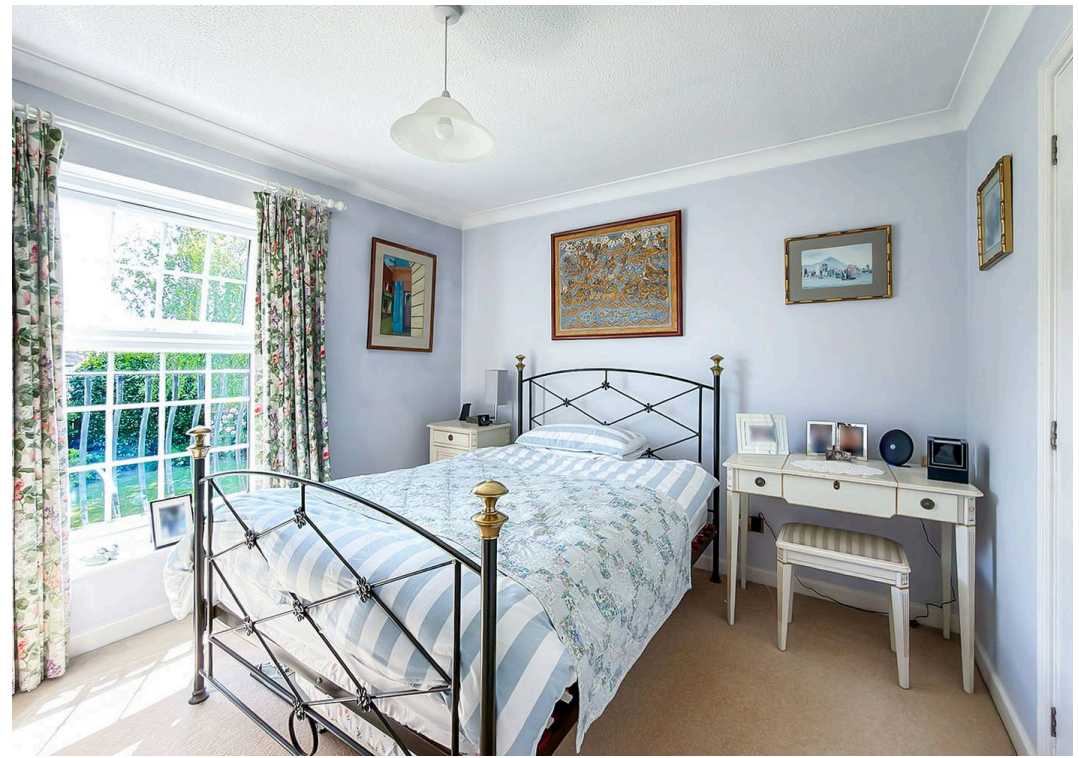
This is an ideal home for those seeking coastal living, being just seconds from the seafront and only a few minutes from the ever-popular Rustington village centre, with its excellent range of independent shops, cafés, amenities and eateries. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby, further enhancing the appeal of this exceptional South Coast residence.

Council Tax band: G

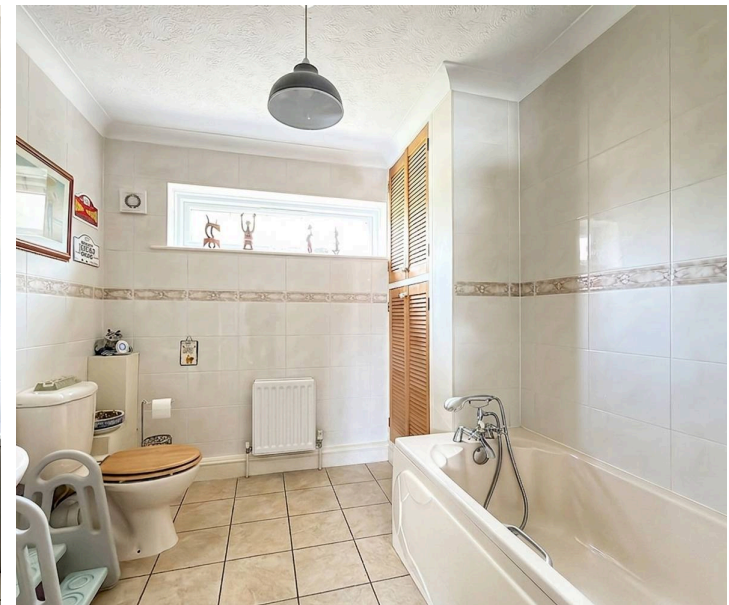
Tenure: Freehold

EPC Energy Efficiency Rating: D





- Substantial detached residence within the prestigious Willowhayne Estate, moments from the seafront
- Exceptional and versatile accommodation extending across beautifully maintained interiors
- Five/Six generous bedrooms and five bathrooms, including multiple en-suite facilities
- Elegant and flexible reception spaces with direct access onto the wrap-around gardens
- Self-contained ground floor annex ideal for multi-generational living or guest accommodation
- Stunning wrap-around gardens providing privacy, entertaining space and a wonderful outdoor setting
- Gated driveway parking for several vehicles alongside a detached double garage
- Ideally positioned close to Rustington village, East Preston and an excellent range of shops, cafés and supermarkets





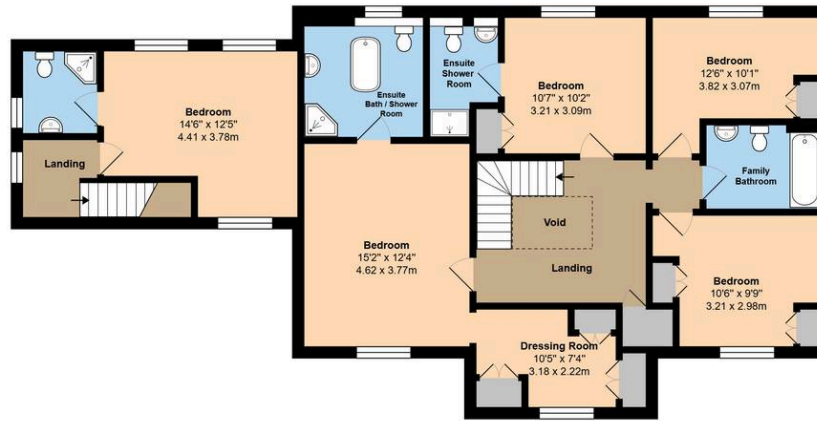


**RUSTINGTON**

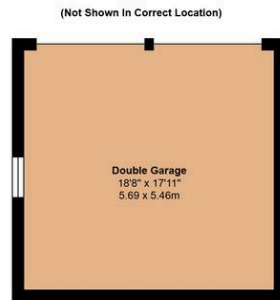
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**THE OAKS**

**RUSTINGTON SEAFRONT**



First Floor



Ground Floor

Total Area: 3523 ft<sup>2</sup> ... 327.3 m<sup>2</sup>

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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