



## Ash Lane, Rustington, BN16 3BT

Freehold

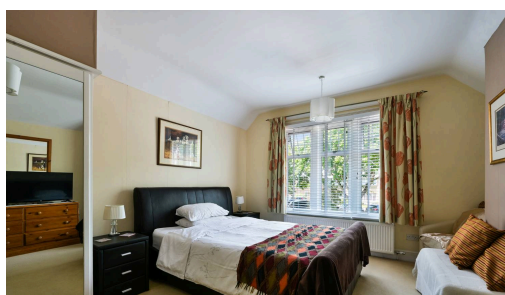
A Detached Five Bedroom House • Detached Three Bedroom Annex with Two Walk-In Shower Rooms • In and Out Driveway & Garage • Four En-Suites & Two Cloakrooms • Utility, Conservatory, Dining Room & Study • Newly Installed Boiler • Large Secluded Rear Garden with Workshop • Under 200 Meters to Rustington Village • Approx. 3276 sq. ft (304.3 sq. m)

*Cooper Adams*

A substantial detached home with a detached annex, providing over 3,200 sq. ft. of accommodation and offering a flexible living arrangements for multi-generational or larger families, or those looking to generate additional income. The main house centres around a living room with a dual-aspect log burner, opening through to the dining room and conservatory beyond. The conservatory overlooks the garden and benefits from heating, making it a practical space throughout the year. The kitchen is fitted with granite worktops, a breakfast bar and extensive storage, with a separate utility room, WC and access to the garage. Also on the ground floor is a study and a double bedroom with en-suite, creating an ideal space for guests, relatives or independent living. Upstairs are four further bedrooms, including three doubles with built-in wardrobes and en-suites, alongside a single bedroom and WC. The detached annex offers its own private accommodation, comprising a living room with doors opening onto the garden, kitchen, three bedrooms and two shower rooms. This space could be used for family members, guest accommodation or as a holiday let, subject to any necessary consents. Outside, the property benefits from a gated in and out driveway providing parking for multiple vehicles, an integral garage and a secluded rear garden with a workshop, sheds and several seating areas. The annex also enjoys its own private garden, creating a clear separation between the two.



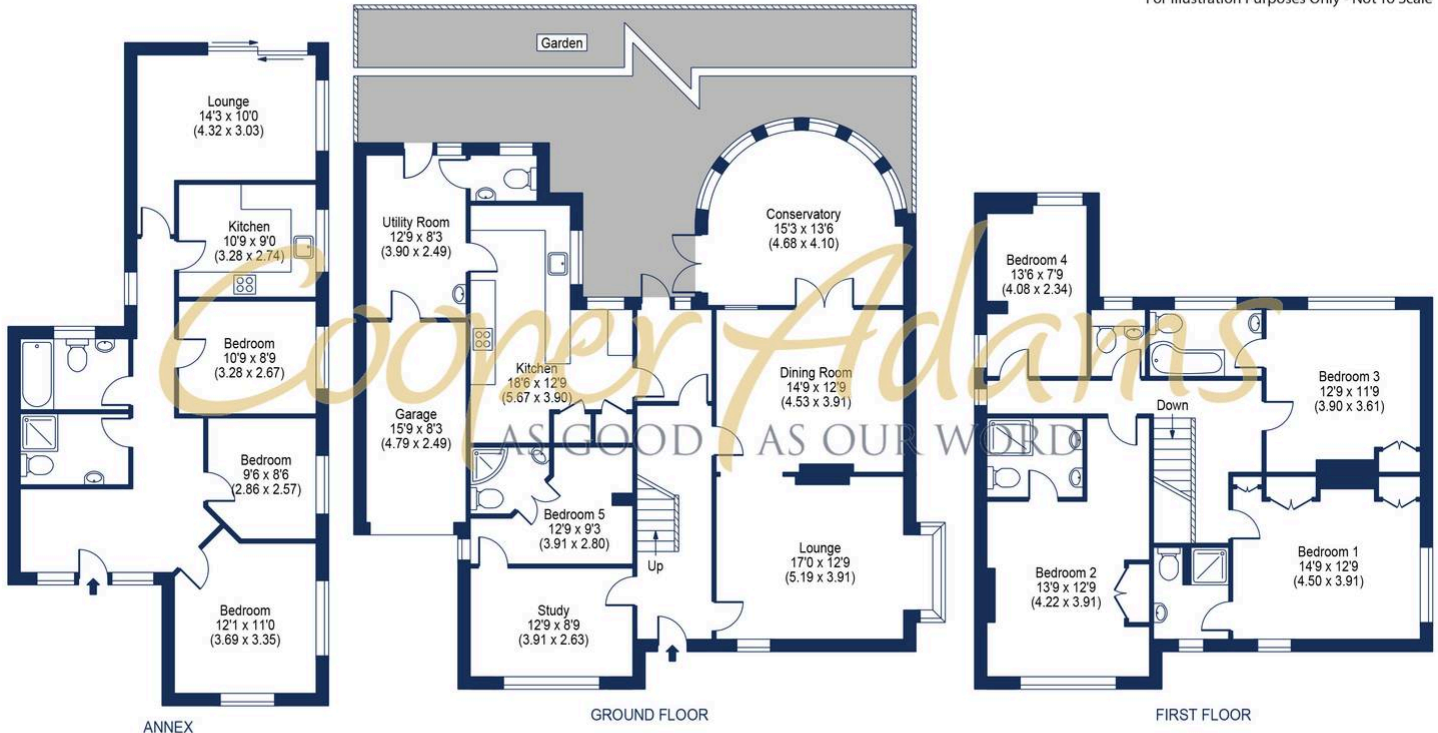
Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





Approximate Area = 2299 sq ft - 213.60 sq m  
 Annex = 849 sq ft - 78.86 sq m  
 Garage = 128 sq ft - 11.93 sq m  
 Total = 3276 sq ft - 304.39 sq m

For Illustration Purposes Only - Not To Scale



Floor plan produced in accordance with RICS property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cooper Adams Estates Limited. REF: 1424418

Council Tax band: F, EPC Energy Efficiency Rating: TBC

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