



Mill Lane, Rustington, West Sussex, BN16

Guide Price **£850,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 3

Receptions: 3

Tenure: Freehold

Council Tax Band: F

- Substantial detached family residence extending to approximately 2,382 sq ft
- Highly versatile accommodation ideal for multi-generational living
- Separate private entrance to annexe-style accommodation
- Ground floor bedroom with en-suite and adjoining reception room with kitchenette potential
- Potential Airbnb or guest accommodation opportunity subject to any required consents
- Large carriage driveway providing extensive parking for numerous vehicles
- Exceptional carriage driveway providing extensive parking for numerous vehicles
- Remarkably large and private rear garden with charming wooden summerhouse
- Huge principal bedroom suite with potential to create two double bedrooms if required
- Ideally positioned for amenities with Angmering station within walking distance offering routes to London, Brighton, Chichester and beyond



An exceptionally versatile detached residence offering extensive parking, annexe potential and substantial gardens, perfectly positioned for village life, commuters and multi-generational living in the heart of



Jacobs Steel is delighted to offer for sale this substantial and exceptionally versatile detached four bedroom residence, occupying a generous plot within one of Rustington's most desirable positions. Behind its charming and characterful façade, the home offers an unexpected amount of accommodation extending to approximately 2,382 sq ft including garage, combining a warm cottage-style feel with the space and flexibility so often sought by modern families.

The property is approached via an impressive carriage driveway which immediately creates a wonderful sense of arrival, whilst also providing extensive off-road parking for numerous vehicles. Ideal for larger households, visiting family or those requiring space for multiple cars, boats or motorhomes, the frontage is a particularly notable feature. In addition, there is a detached garage with an adjoining workshop/studio space, perfect for hobbies, storage, working from home or those seeking creative space separate from the main house.

Internally, the home offers beautifully balanced accommodation with an incredibly adaptable layout. The various reception areas create flexibility for formal entertaining, relaxed family living, home working or hobbies, whilst the generous kitchen/breakfast room forms a sociable heart to the home. Despite the substantial size of the property, there remains a cosy and welcoming atmosphere throughout, giving the home an appealing cottage-like character rarely found in houses of this scale.

A particularly important aspect of the property is the thoughtfully arranged secondary living accommodation, making it perfectly suited to multi-generational living. Accessed via its own private entrance hallway, this section of the home incorporates a ground floor bedroom with en-suite facilities together with a substantial adjoining reception room which could easily accommodate the installation of a kitchenette if desired. Currently utilised by the owners as office space and occasional guest accommodation, it would equally suit dependent relatives, older children seeking independence or potentially provide an Airbnb or holiday letting opportunity subject to any necessary consents.

To the first floor, the accommodation continues to impress with three further generously proportioned bedrooms and family bathroom facilities. The principal bedroom is particularly exceptional, extending to almost 30ft in length and creating a truly luxurious suite with en-suite shower room. For buyers requiring additional bedroom accommodation, this remarkable space could quite easily be reconfigured to create two substantial double bedrooms, making the property especially attractive for growing or larger families.

Externally, the rear garden is a true standout feature. Exceptionally substantial in size, it offers a wonderful sense of privacy and space, with





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