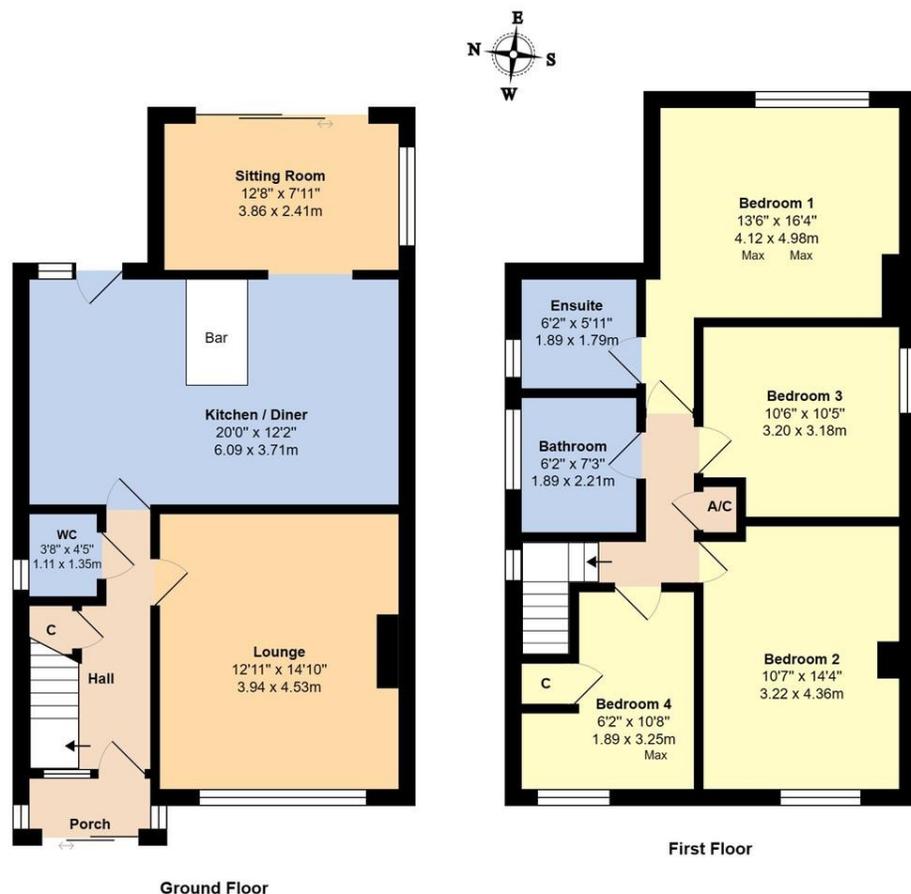


18 Mallon Dene, Rustington, BN16 2JP

£600,000 (Freehold)



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 Jtm 2023



Council Tax Band: E

Energy Efficiency Rating: **TBC**

Glyn-Jones

Rustington Office
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NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

A seldom offered opportunity has arisen with the marketing for sale of this spacious detached house, complimented by a double-height extension to the rear.

Internally, this wonderful family home boasts four bedrooms, the master of which benefits from an en suite shower room; a sizeable living room, with striking log burning stove; a feature kitchen/dining/sitting room, incorporating a range of stylish fitted units and appliances; family bathroom/WC and a ground floor cloakroom.

Outside, there is a well-enclosed rear garden encompassing a raised patio area and brick-built workshop/office with power; and an open-plan front garden, with adjacent driveway enabling off road parking.

Additional qualities include gas central heating; double glazing; entrance porch; and oblique sea views from the first floor.

18 Mallon Dene, Rustington, Littlehampton, BN16 2JP
£600,000 (Freehold)



☞ *...a feature kitchen/dining/sitting room, incorporating a range of stylish fitted units and appliances...*



The attractive setting of the property cannot be overstated, being only approximately 100 metres from Rustington's picturesque seafront and greensward, whilst its comprehensive village centre offering a vast array of shops, cafes and restaurants, is found within an approximate 0.5 mile distance.

Many other useful local amenities including doctor, dentist and veterinary surgeries; the library; as well as several bus routes, are all located within a 0.75 mile radius.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton, and just south of the A259, which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found in approximately 1.75 miles and provides a regular service to London Victoria via Gatwick.

