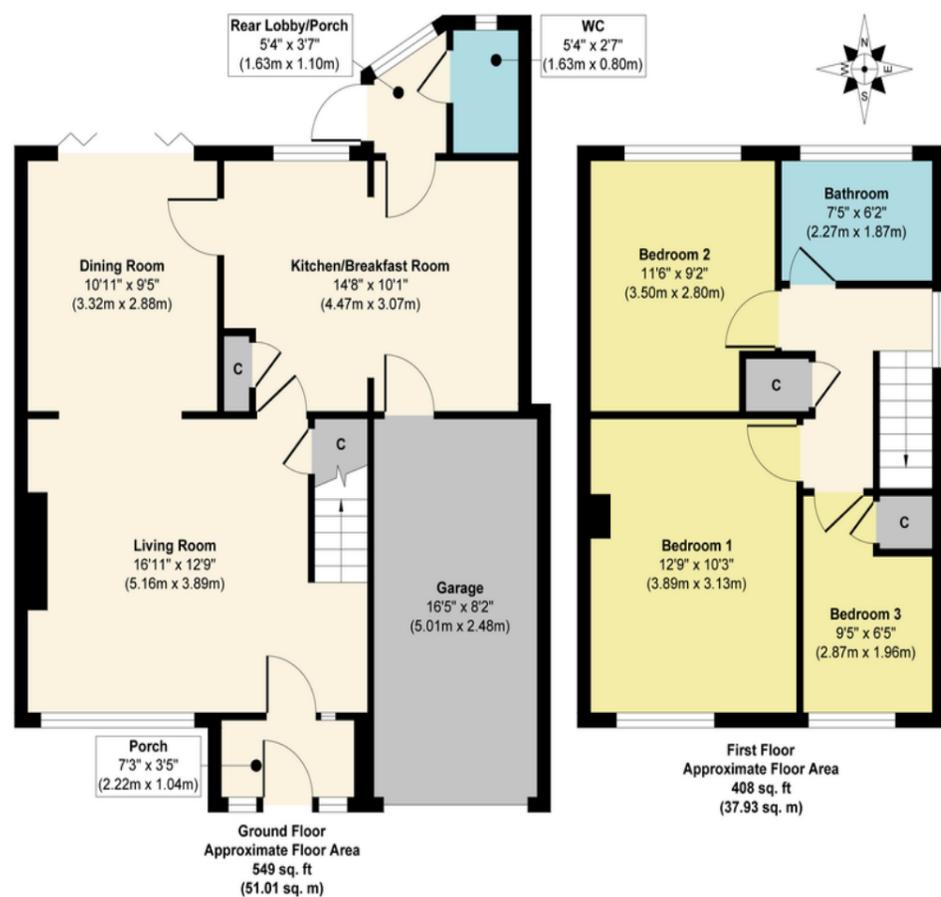


62 Mallon Dene, Rustington,  
BN16 2JR

O.I.R.O £550,000 Freehold



We are delighted to present this extremely well-appointed and extended link-detached house to the market boasting the notable benefit of a SEA VIEW from the lounge and first floor front bedrooms.

Briefly described, the bright and deceptively spacious accommodation comprises; three bedrooms, all of which benefit from storage space; a sizeable open-plan lounge/dining room; stylish fitted kitchen/breakfast room with a range of integrated appliances; contemporary bathroom/WC with under floor heating; and a ground floor cloakroom.

A particular feature of the property is its well-enclosed rear garden, laid mainly to lawn with surrounding plant/shrub borders, encompassing a timber summerhouse.

Additional attributes include; bi-fold doors from the dining area into the aforementioned rear garden; OFF ROAD PARKING to the front; gas central heating; PVCu replacement double glazing; and an adjoining garage with power, light, electric 'up & over' door, and internal rear access through to the kitchen/breakfast room.

**Tenure:** Freehold  
**Council Tax Band:** D  
**Energy Efficiency Rating:** EER D



Rustington Office  
01903 770095  
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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.

## 62 Mallon Dene, Rustington, Littlehampton, BN16 2JR

O.I.R.O £550,000 Freehold



The attractive situation of the property certainly cannot be overstated, being only approximately 100 metres from Rustington's picturesque seafront and greensward, whilst the 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; doctors, dentists, vets, 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.



*...stylish fitted kitchen/breakfast room with a range of integrated appliances...*

