



Mallon Dene, Rustington, BN16 2JP

Freehold

A Semi-Detached Family Home • Three Bedrooms • No Onward Chain • In Need of Modernisation • Sea Views to Primary Bedroom • Garage & Driveway • Located in a Very Popular Area • Within Walking Distance to the Beach • Approx. 1032 sq. ft (95.9 sq. m)

Cooper Adams

This well-proportioned three-bedroom semi-detached family home is offered to the market with no onward chain and is ideally located in a highly sought-after area, just a short walk from the beach. The ground floor features a spacious dual-aspect lounge/diner, providing an excellent space for both relaxing and entertaining, along with a separate kitchen. Upstairs, there are two bedrooms positioned at the front of the property both enjoying sea views, along with a further bedroom to the rear, as well as a family bathroom and separate WC. Externally, the property benefits from a garage and driveway, offering convenient off-road parking. With well-proportioned accommodation throughout and fantastic potential to create your dream home, this is a wonderful opportunity to secure a property in a popular coastal location.

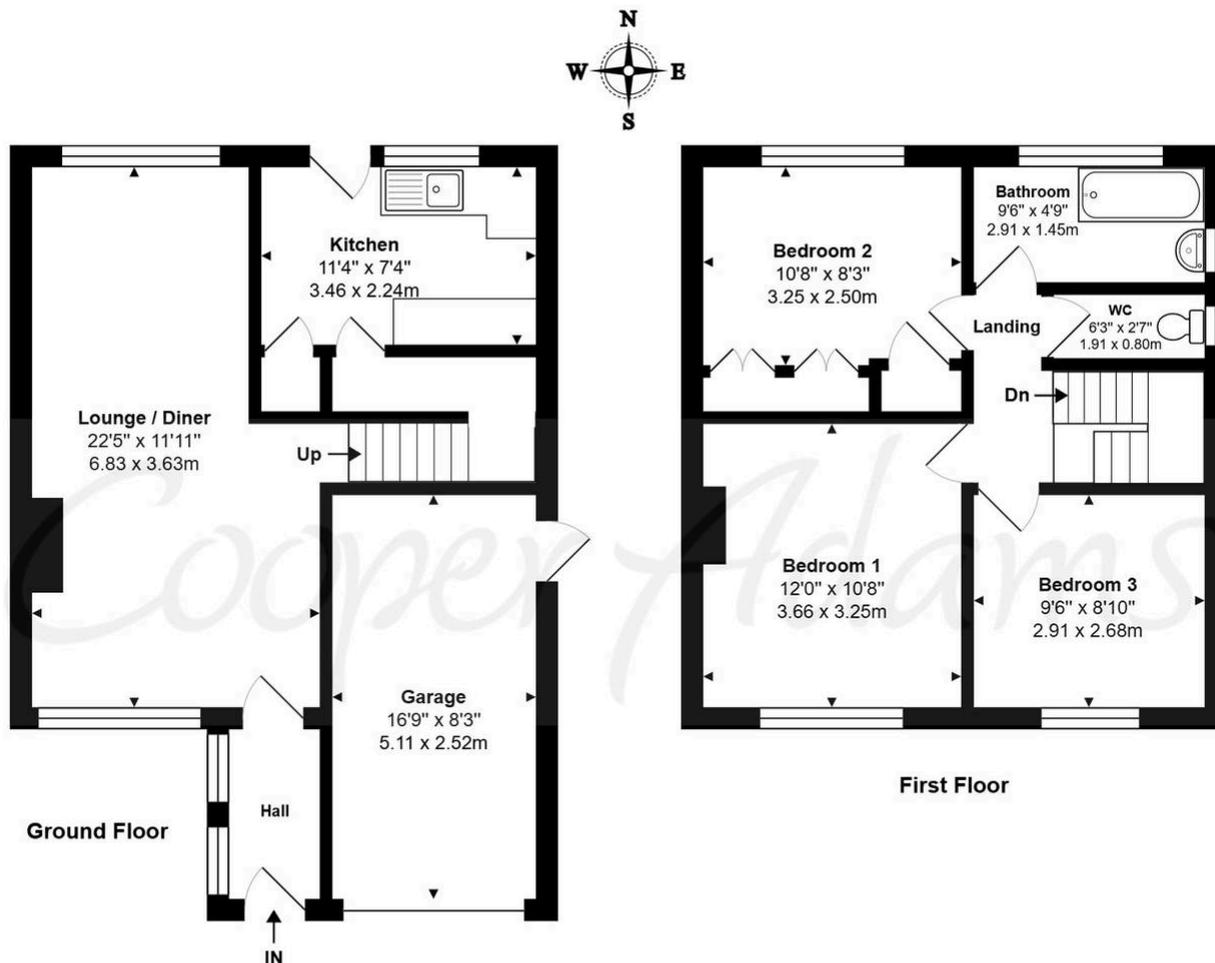
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.

Probate for this property has already been granted.



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.





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Total Area: 1032 ft² ... 95.9 m² (Includes Garage)

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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Council Tax band: D, EPC Energy Efficiency Rating: E

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone. Reg No: 07127482. VAT No: 982847172.

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