



101 Mallon Dene, Rustington BN16 2JW

Offers in Excess of £525,000 Freehold

HAWKE &
METCALFE 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- **Seafront Town House**
- **Uninterrupted Sea & Coastal Views**
- **4 Bedrooms - En Suite & Family Bathroom**
- **First Floor Lounge & Balcony**
- **Refurbishment & Modernisation Required**
- **Rare Opportunity**
- **No Onward Chain**
- **Private Drive & Garage**
- **EPC Rating: - 'E'**

A rare opportunity to purchase a three storey town house situated directly on Rustington seafront with uninterrupted sea and coastal views.

The best views are from the first floor lounge and balcony and the second bedroom on the top floor. We would strongly recommend internal viewing to fully appreciate the views of the sea and versatile accommodation.

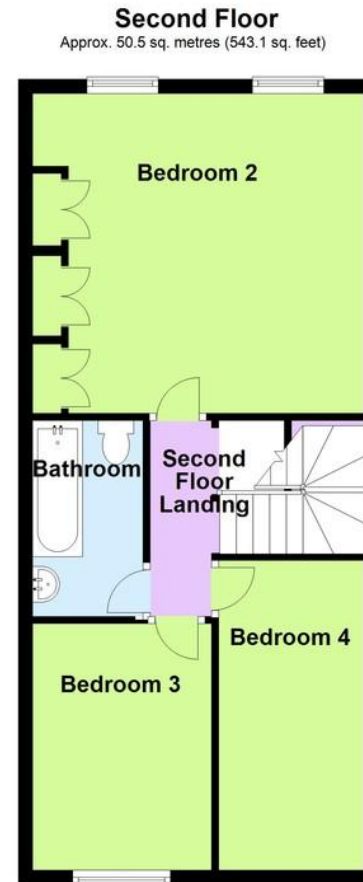
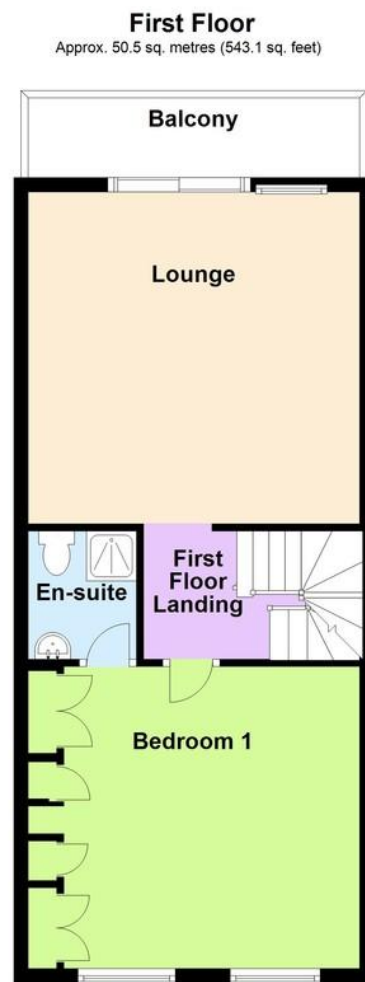
The property does require a considerable amount of modernisation and refurbishment and will appeal to someone looking to update a property to their own style.

In brief the accommodation comprises: - entrance hall, ground floor cloakroom, kitchen/breakfast room, first floor lounge with door to balcony, bedroom one with en suite shower room/WC, three second floor bedrooms along with family bathroom/WC.

Outside there is a private drive to the front providing off road parking and accesses the integral garage with power, light and internal door to hall.

The rear garden is well enclosed with a lawn and shrubs and has a gate that provides direct access to the greensward and beach.





Total area: approx. 158.1 sq. metres (1701.5 sq. feet)

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

KITCHEN/BREAKFAST ROOM
16' 5" x 15' 2" (5m x 4.62m)

FIRST FLOOR LOUNGE
14' 8" x 12' (4.47m x 3.66m)

BALCONY

BEDROOM 1
14' 10" x 12' 9" (4.52m x 3.89m)

EN SUITE SHOWER ROOM/WC

BEDROOM 2
14' 10" x 12' 1" (4.52m x 3.68m)

BEDROOM 3
9' 8" x 8' 3" (2.95m x 2.51m)

BEDROOM 4
12' 11" x 6' 5" (3.94m x 1.96m)

FAMILY BATHROOM/WC

PRIVATE DRIVE

INTEGRAL GARAGE
16' 11" x 8' 11" (5.16m x 2.72m)
max

ENCLOSED PRIVATE REAR GARDEN



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