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estate agents

  
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**79 Mallon Dene, Rustington, BN16 2JW**

Starting Bid £600,000 Freehold



## 79 Mallon Dene, Rustington

A four bedroom end of terrace house with stunning sea views and direct beach access.



- ▶ Immediate 'exchange of contracts' available Sold via 'Secure Sale'
- ▶ 1,582 Sq Ft (incl garage)
- ▶ Four Bedrooms
- ▶ En Suite Shower Room
- ▶ Excellent Sea Views
- ▶ End Terrace House with Multi-Floor Accommodation
- ▶ Kitchen/Dining/Family Room
- ▶ En Suite Bathroom
- ▶ No Onward Chain
- ▶ Direct Beach Access

Situated in a popular marine estate with excellent sea views, this intriguing multi-floor end terrace house has defined living areas to suit a variety of lifestyles making it a popular choice for families, as the bedrooms are tucked away on the quiet, upper floors.

As well as being home to an integral garage and a cloakroom the ground floor is where the open plan kitchen/dining/family room will be found. The kitchen itself is appointed in a range of high gloss units with a number of integrated appliances, there is plenty of space for a table and chairs and patio doors open out to the south facing garden.

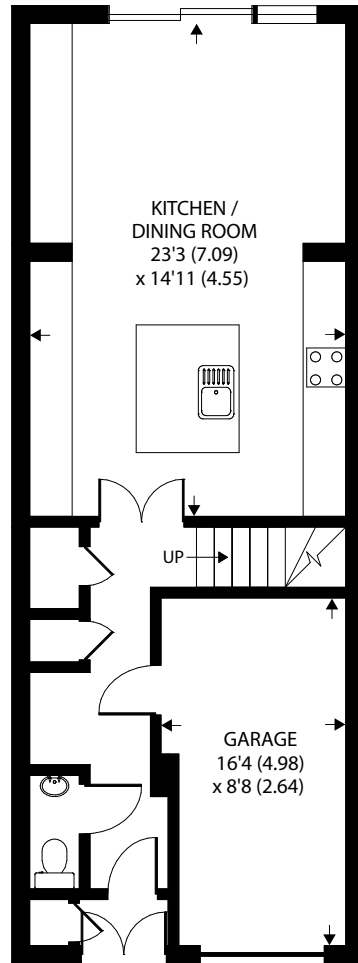
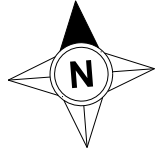
On the first floor the sitting room faces south and opens on to the balcony with stunning views directly out to sea and along the stretch of beach. Bedroom two is also situated on the first floor and benefits from an en suite bathroom (Jack & Jill to hall) and built in wardrobes. Bedrooms one, three and four are all located on the top floor. Bedroom one has an en suite shower room and excellent sea views. Being end of terrace the addition of a window on the west side of the property opens up a vista toward Littlehampton along the beach.

Outside, a driveway provides off-road parking and leads to the garage. The rear garden is designed for ease of maintenance and is part decked and part patio. Double gates allow for easy access across the green and down to the beach.

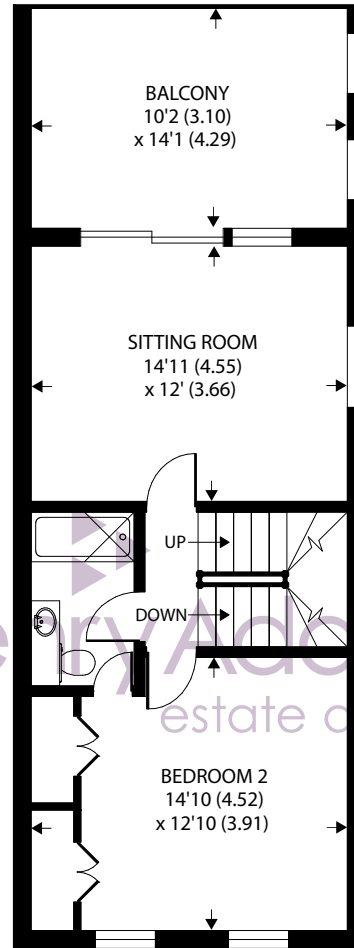




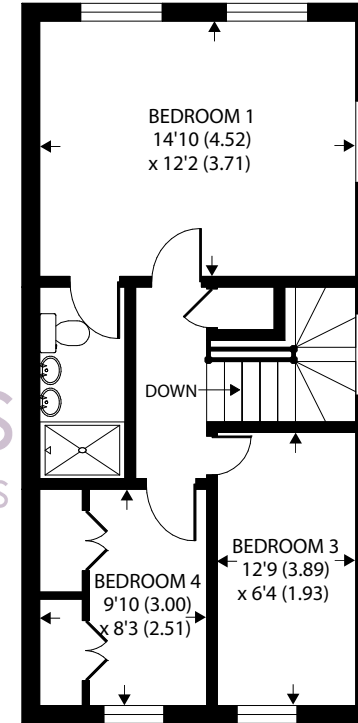




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Approximate Area = 1448 sq ft / 134.5 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1582 sq ft / 147 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

Rustington boasts a comprehensive village centre, which is conveniently located within approximately half a mile or so. Here, you'll find a wide range of independent and national retailers, including the popular Waitrose supermarket. The village centre offers extensive amenities, such as cafes, restaurants, a library, churches, and a doctors surgery. Everything you need is within close proximity, making it incredibly convenient for residents.

NB: Henry Adams are working in conjunction with Pattinson Auction and the method of sale is Modern Method of Auction. For more information please contact our office on 01243 587687.

Directions: [///took.risks.shaped](https://www.google.com/maps/dir/51.011111,-0.111111/51.011111,-0.111111)

Council Tax Band: F

19/04/24

