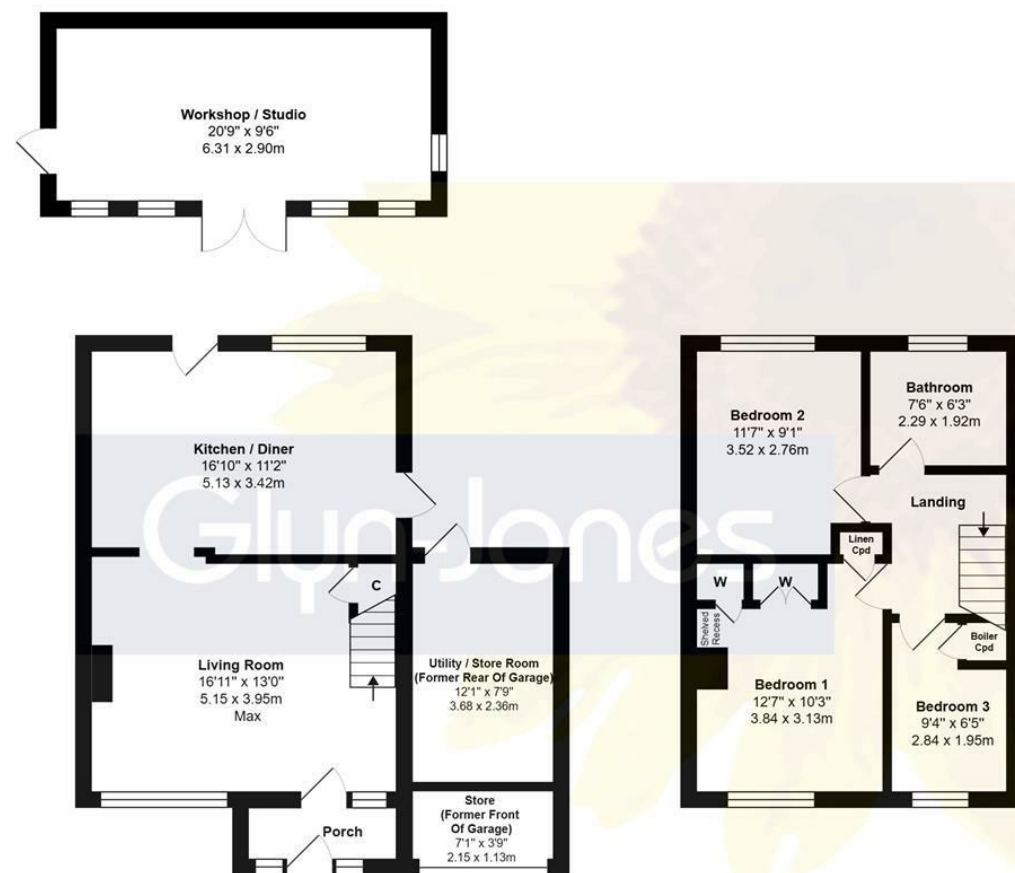


Glyn-Jones

# 58 Mallon Dene, Rustington BN16 2JR

£530,000 - Freehold



Total Approx. Floor Area 1194 ft² ... 110.9 m² (Includes Utility, Store Rooms & Workshop / Studio)

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 any error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Prepared by 1st Image 2025

TENURE - Freehold

Council Tax Band: D

Energy Performance Rating:

AGENT'S 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.

WITH OVER...



At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

**Glyn-Jones & Company**  
**Rustington Office Sales**  
**01903 770095**  
**rustington@glyn-jones.com**



- Link-detached House
- Three Bedrooms
- Kitchen/Dining Room
- Attractive Rear Garden
- Garage & Double-width Driveway
- NO ONWARD CHAIN
- Open-plan Living Room
- Bathroom/WC
- Large Timber Workshop/Studio
- EER: TBC

A link-detached house, offered for sale with NO ONWARD CHAIN, and delightfully situated in close proximity to the seafront and greensward.

Briefly described, the bright and deceptively spacious accommodation comprises; three bedrooms; an open-plan living room; sizeable kitchen/dining room; and a first-floor bathroom/WC.

A particular feature is the attractive and well-enclosed rear garden boasting an abundance of established plants and trees, as well as a large studio/workshop (measures approx. 20'9ft x 9'6ft).

Additional attributes include; gas central heating; double glazing; a partial sea view from both front bedrooms; double-width off-road parking; and an adjoining garage that has been adapted to provide for a utility/storage area (rear section) and a smaller store cupboard (front section)

The location of the property is an endearing quality, being within only 100 metres of Rustington's picturesque seafront and greensward, whilst it's comprehensive village centre boasting a wide variety of shops and restaurants, is found in approximately 0.75-miles distance.

Notably, many other useful local amenities including doctor, dentist, and veterinary surgeries; the library; as well as several bus routes, can all be found within a 1-mile radius. Furthermore, Angmering mainline railway station can be found in approximately 1.75-miles and provides a regular service to London Victoria via Gatwick.

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 enables a link to the larger neighbouring towns of Bognor Regis and Worthing.

WITH OVER...



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★

Glyn-Jones

**Glyn-Jones & Company**  
**Rustington**  
**01903 770095**

58 Mallon Dene, Rustington, West Sussex, BN16 2JR

