



12 Mallon Dene, Rustington BN16 2JP
£585,000 Freehold

**HAWKE &
METCALFE** 
INDEPENDENT ESTATE AGENTS

INDEPENDENT ESTATE & LETTING AGENTS

- 4 Bedroom Detached House
- Close to the Beach & Seafront
- Cloakroom & Conservatory
- Spacious Kitchen/Dining Room
- En Suite Shower Room/WC
- South Facing Rear Garden
- Private Drive & Garage
- Council Tax Band 'E'
- EPC Rating 'D'

Close to the beach and greensward with a sea view, four bedroom detached house in a very popular quiet development of houses in south Rustington.

In brief the accommodation comprises: - entrance hall, separate lounge, spacious kitchen/dining room, ground floor cloakroom, conservatory, master bedroom with en suite shower room/WC, three further bedrooms and a family bathroom/WC.

Outside there is an enclosed south facing rear garden and the front provides off road parking for several cars and via a side gate is access to the garage.

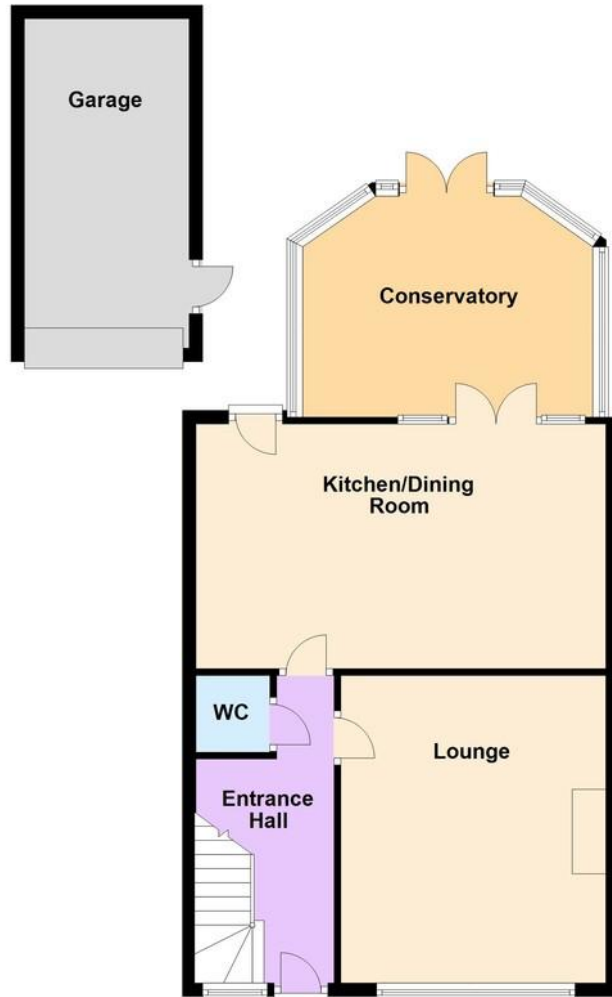
The house is very pleasantly situated only a short stroll away from Rustington beach and greensward making this an ideal location for someone wanting easy access to the seafront.

Mallon Dene is a quiet residential area in south Rustington and is accessed from the southern end of Broadmark Lane which in turn leads directly up into Rustington village centre and shops.



Ground Floor

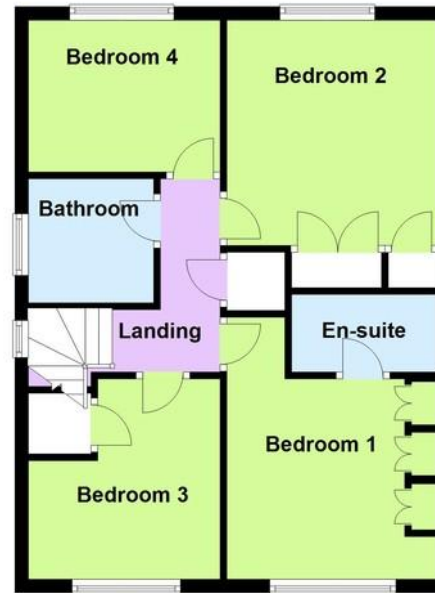
Approx. 76.2 sq. metres (819.9 sq. feet)



Total area: approx. 126.6 sq. metres (1363.1 sq. feet)

First Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



ENTRANCE HALL

GROUND FLOOR CLOAKROOM

LOUNGE

15' x 13' (4.57m x 3.96m)

KITCHEN/DINING ROOM

20' x 11' 10" (6.1m x 3.61m)

CONSERVATORY

BEDROOM 1

10' 6" x 10' 4" (3.2m x 3.15m)

EN SUITE SHOWER ROOM & WC

BEDROOM 2

11' x 10' 6" (3.35m x 3.2m)

BEDROOM 3

10' 8" x 9' 4" (3.25m x 2.84m)

BEDROOM 4

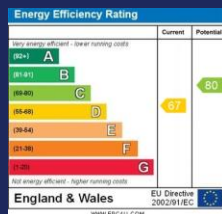
9' 4" x 7' 4" (2.84m x 2.24m)

BATHROOM/WC

PRIVATE DRIVE & PARKING

GARAGE

SOUTH FACING REAR GARDEN



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