

Mill Lane, Rustington, BN16 3JN

Freehold

Two Double Bedrooms • Detached House • One Bedroom Detached Annex • Large Floor-to-Ceiling Windows • Spacious Primary Bedroom with Dressing Area and 2 En-Suites • Modern Open Plan Kitchen/Diner • Mezzanine • Garage & Driveway • Low Maintenance Rear Garden • Approx. 2412 sq. ft (244 sq. m)

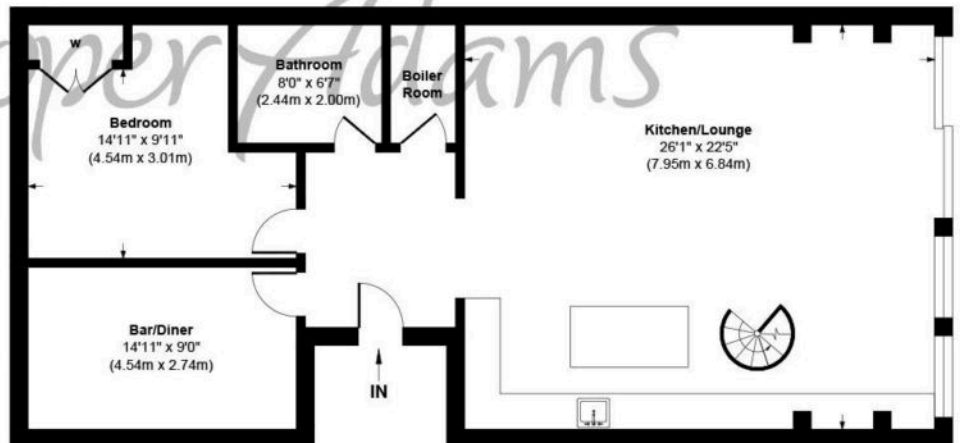
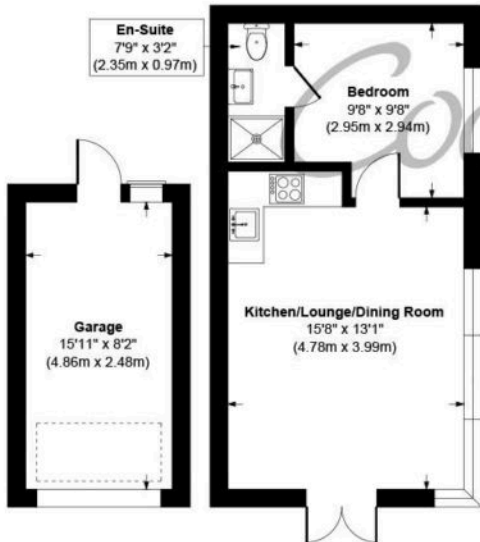
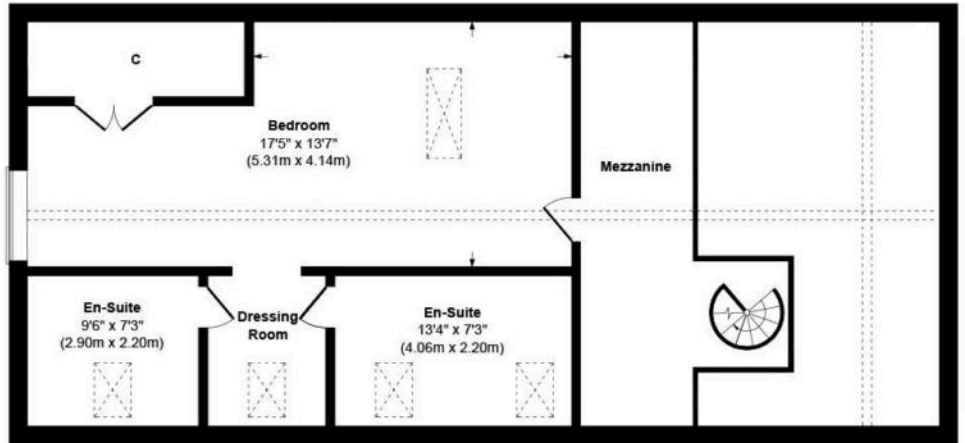
Cooper Adams

This fantastic detached home offers contemporary living with plenty of versatility. It has been carefully designed with two double bedrooms alongside a self-contained one-bedroom detached annex, ideal for multi-generational living, guests, or rental potential. The main house is centered around a stunning modern open-plan kitchen/diner, flooded with natural light from impressive floor-to-ceiling windows that create a seamless connection to the low-maintenance rear garden. A striking mezzanine level adds architectural interest and flexible living or workspace options. The spacious primary bedroom is a true highlight, benefitting from a dedicated dressing area and the rare luxury of two en-suite bathrooms. Externally, the property is complemented by a garage and driveway providing ample off-road parking, while the private rear garden has been designed for ease of upkeep. A unique and stylish home that must be viewed to fully appreciate the space, light, and versatility on offer.



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.





Mill Lane, Rustington

Approx. Gross Internal Floor Area 2412 sq. ft / 244.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale

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Council Tax band: E, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: A

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