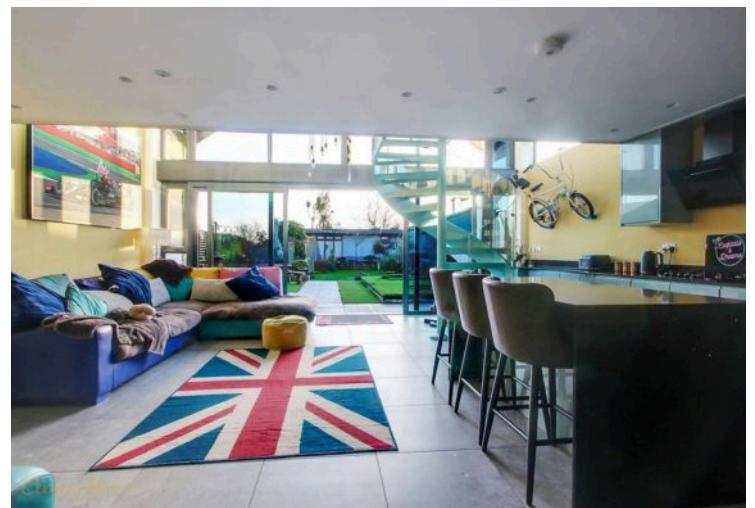




Cooper Adams



Cooper Adams



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)

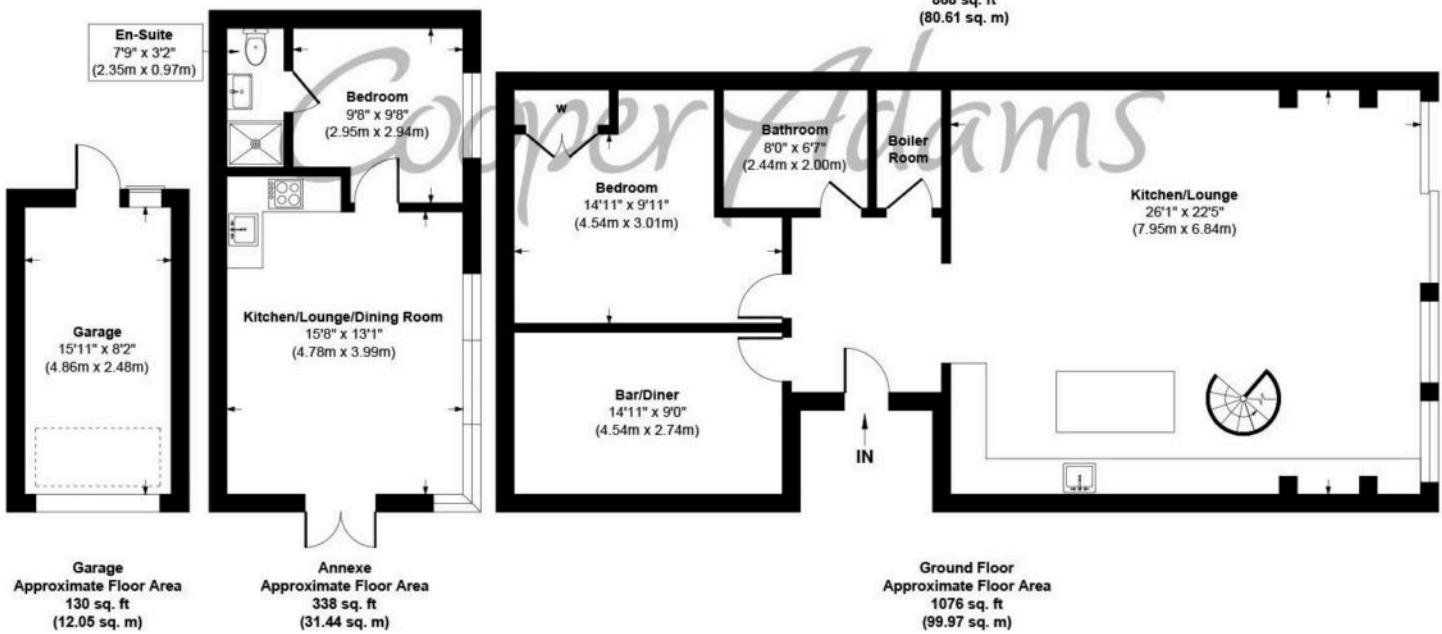
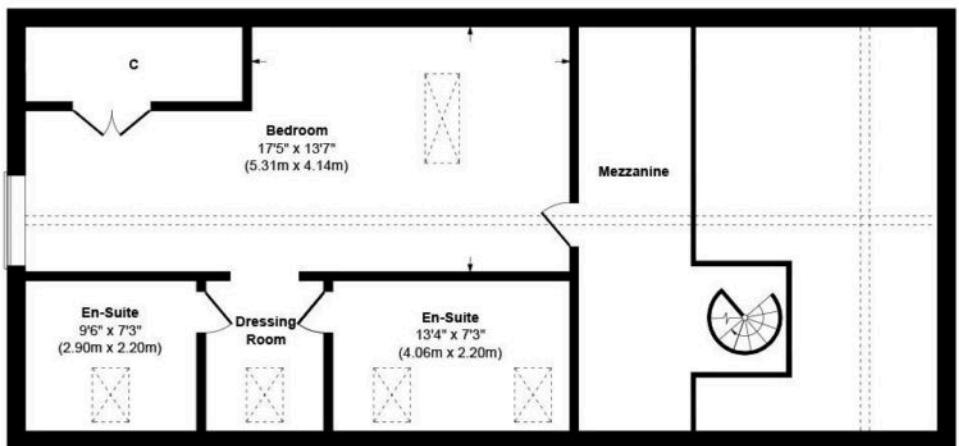
Cooper Adams

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

Copyright © Cooper Adams

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

Material Information includes important facts that may affect a buyer's decision to view or buy, such as tenure, restrictions, utilities, construction, and other key details. Full information for this property is available at www.cooper-adams.com. We may offer buyer services and receive referral benefits - details on request. All content is copyright Cooper Adams. Details and floor plans are for guidance only and don't form part of any contract. Measurements are maximums including bays and alcoves. Floor plan sizes are approximate. Images, maps and plans are not to scale. Appliances/services not tested. Cooper Adams Estates Ltd, Bishopstone, Reg No: 07127482. VAT No: 982847172.

Lettings | Sales | Free valuations | Land & New Homes | Mortgages

FULL DETAILS OF THE MATERIAL INFORMATION ARE ON OUR WEBSITE - VIEWING STRICTLY BY APPOINTMENT WITH COOPER ADAMS

FOR MORE PHOTOS AND TO BOOK A VIEWING VISIT OUR WEBSITE - Tel: 01903 791 792 - www.cooper-adams.com