



Broadmark Lane, Rustington, BN16 2JN

Freehold

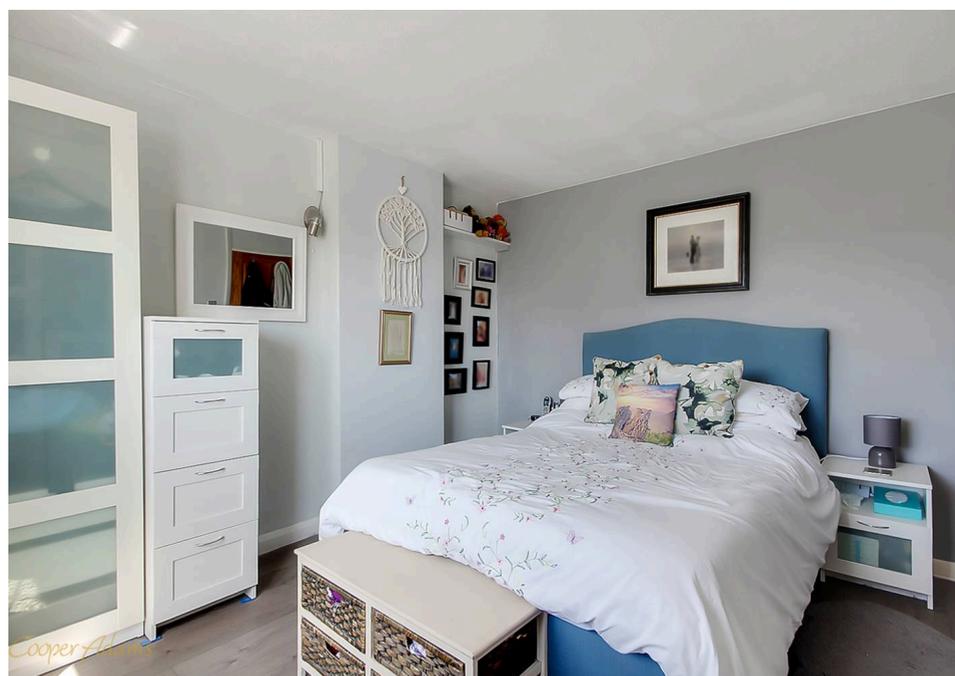
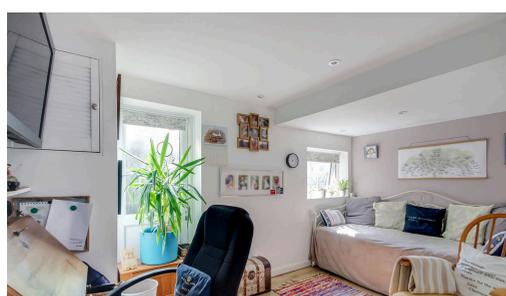
Semi-Detached House • Four Bedrooms • Solar Panels • Driveway • Large Balcony from Bedroom • Open-Plan Kitchen/Diner with Bifold Doors • Summerhouse • Located Just a Stones Throw to Rustington Beach! • Approx. 1398 sq. ft (129.9 sq. m)

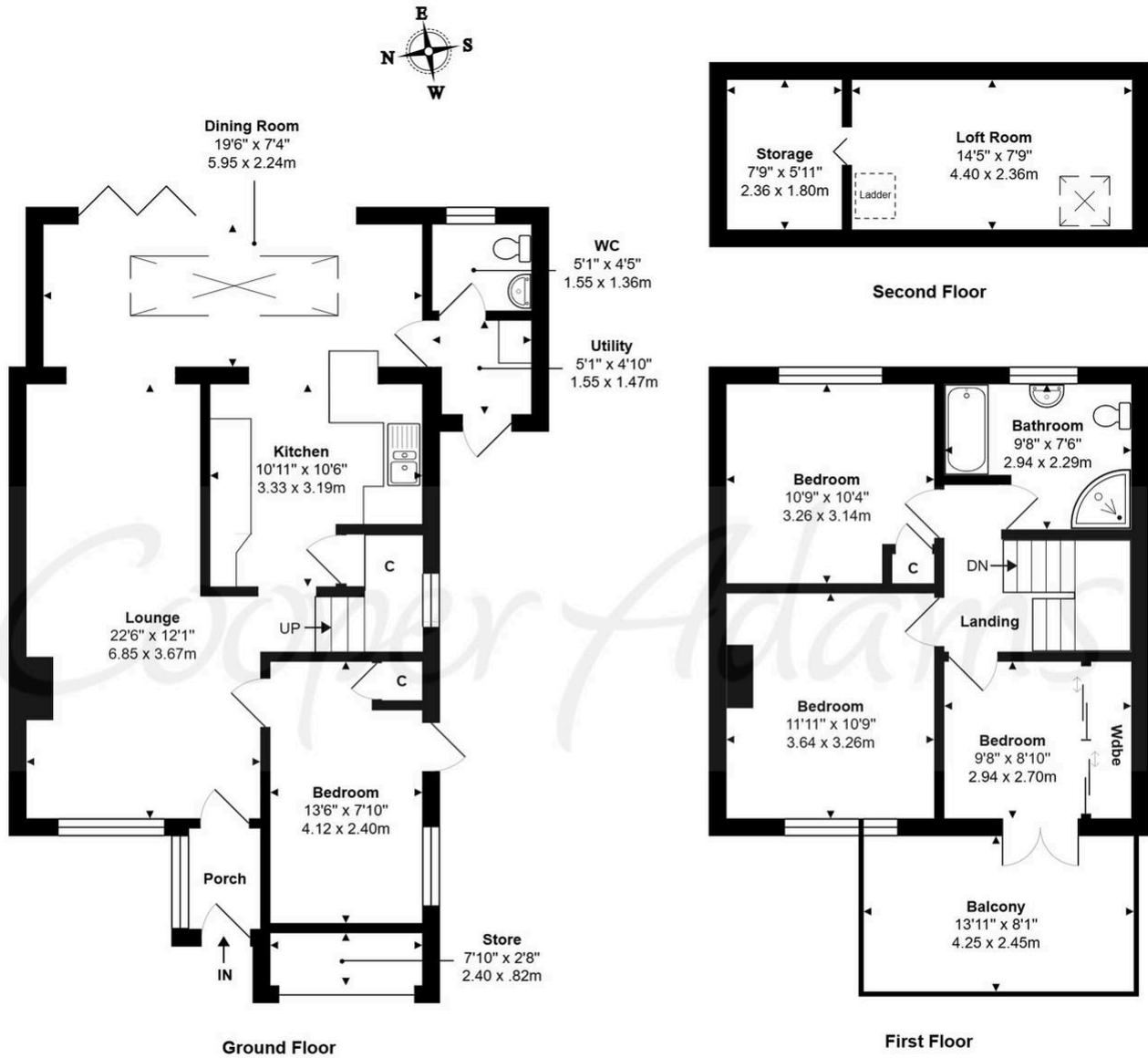
Cooper Adams

This fantastic semi-detached house offers a perfect blend of modern luxury and coastal charm. Maintained to a high standard throughout, the property benefits from four bedrooms, a large balcony with sea views and a low maintenance garden. Stepping through the porch, you're welcomed by a spacious living room featuring oak flooring and a cozy log burner, creating a warm and inviting atmosphere. The open-plan kitchen/diner, complete with bifold doors, lead you out into the rear garden, creating a seamless transition between inside and out. The kitchen itself is a modern, pale green colour with solid oak worktops, and benefits from integrated appliances and a freestanding range cooker. There is also a utility room, a separate WC, and a versatile ground-floor bedroom/study, which benefits from its own entrance - ideal for accommodating guests or working from home. Upstairs are three further bedrooms, one of which has a large balcony with DIRECT SEA VIEWS! The property also benefits from a driveway, garage/storage area and solar panels, for eco-friendly living. With the beach just a stone's throw away, this property truly is coastal living at it's finest.



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.





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Total Approx. Floor Area 1398 ft² ... 129.9 m² (Excluding Balcony)

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 Jtm 2025

Council Tax band: D, EPC Energy Efficiency Rating: C

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