

## Preston Paddock, Rustington, BN16 2AF

Share of Freehold

First-Floor Luxury Maisonette • Two Double Bedrooms with En-Suites • Long Lease • Grade II Listed • Stunning High Ceilings  
 • Modern Integrated Kitchen • Allocated Parking • Gated Development • Less than a Mile to Rustington Village and Beach! •  
 Approx. 1792 sq. ft (166.5 sq. m)

*Cooper Adams*

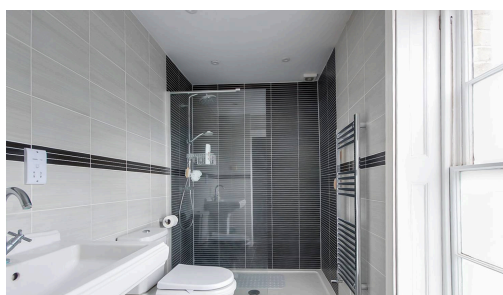


This exceptional Grade II luxury maisonette offers a rare opportunity for any lucky buyer. The maisonette features two generously sized double bedrooms, each with its own en-suite bathroom, plus a dressing room in the primary bedroom. There is also a spacious living room with a feature gas burner, and a bright, modern kitchen with integrated appliances. High ceilings throughout enhance the sense of space and light, making this home truly impressive. Located within a gated development, residents enjoy access to private parking and a picturesque rear garden. Perfectly positioned just under half a mile from Rustington village and beach, it offers the ideal blend of coastal charm and convenient living. Formerly the West Preston Manor School, this converted apartment is certainly one of a kind! Give us a call today to book your viewing!

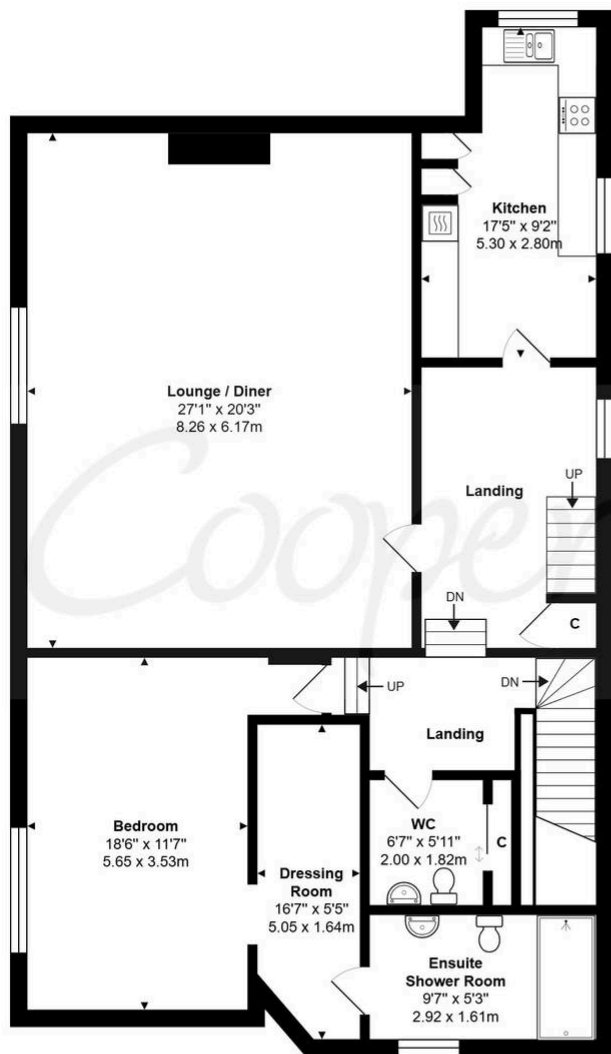
The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.



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.



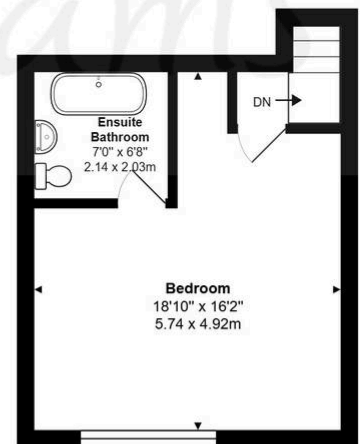
*Cooper Adams*



First Floor



Ground Floor



Second Floor

**West Preston Manor, Preston Paddock, Rustington, BN16 2AF**

Total Approx. Floor Area 1792 ft² ... 166.5 m²

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: D

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](http://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.

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