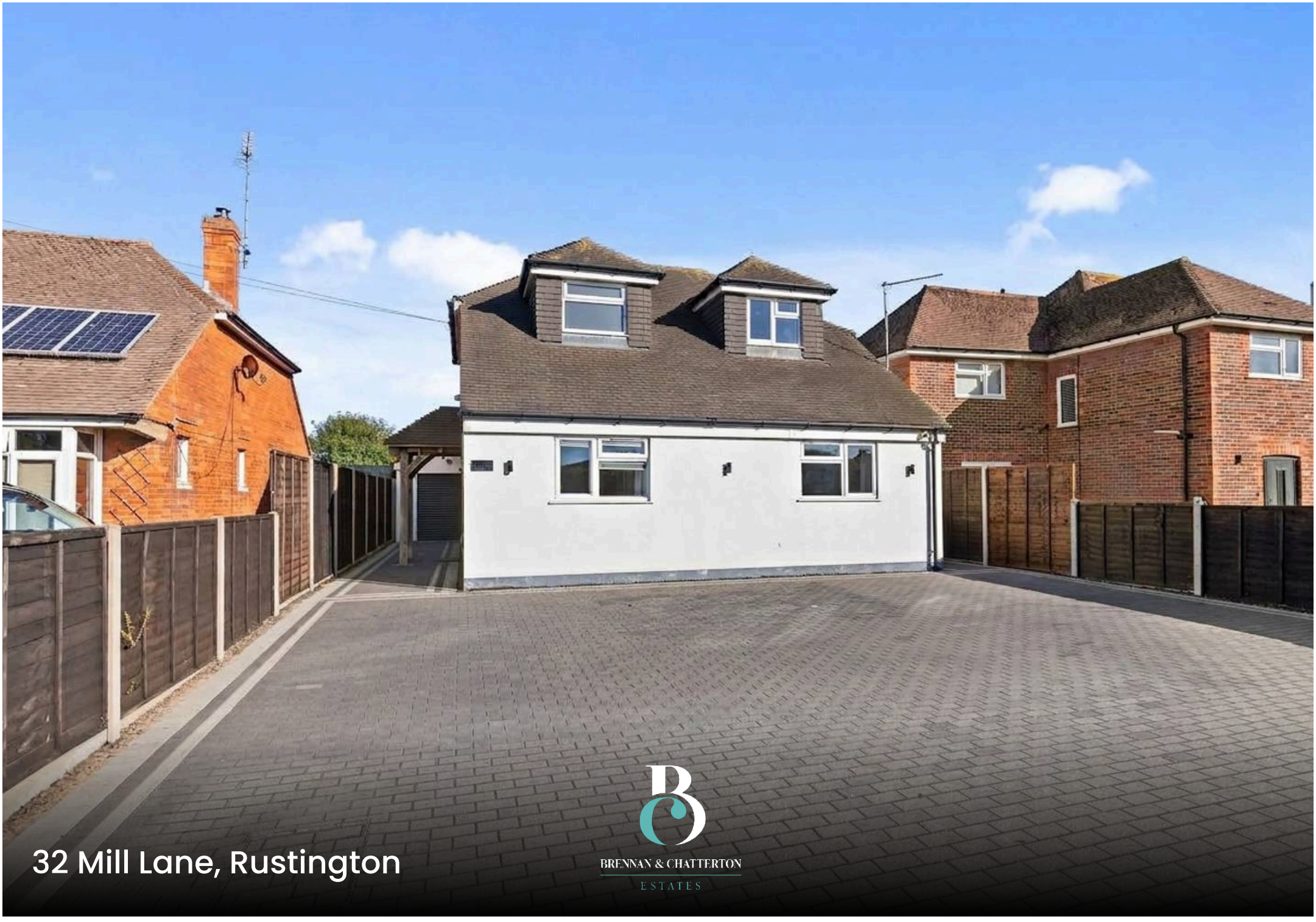

32 Mill Lane, Rustington
BRENNAN & CHATTERTON
ESTATES

32 Mill Lane

Rustington

This beautifully renovated five-bedroom detached residence has been thoughtfully transformed to provide stylish, contemporary accommodation, with modern open-plan living at its heart. Ideally positioned just moments from Rustington's bustling High Street, the property is within easy reach of an excellent selection of independent shops, cafés, restaurants, pubs and wine bars, together with a large Waitrose. Angmering mainline railway station is also close by, providing direct services to Chichester, Brighton and London.

Upon entering, a welcoming entrance hall immediately sets the tone for the home and provides access to the principal ground-floor rooms. At the heart of the property is the impressive open-plan kitchen and dining room, creating a superb space for both everyday living and entertaining. The contemporary kitchen has been tastefully finished with an extensive range of fitted appliances, whilst bi-folding doors open directly onto a private terrace, seamlessly connecting the house with the garden and providing an ideal setting for alfresco dining.

Double doors lead effortlessly into the spacious living room, creating a natural flow between the principal reception spaces.

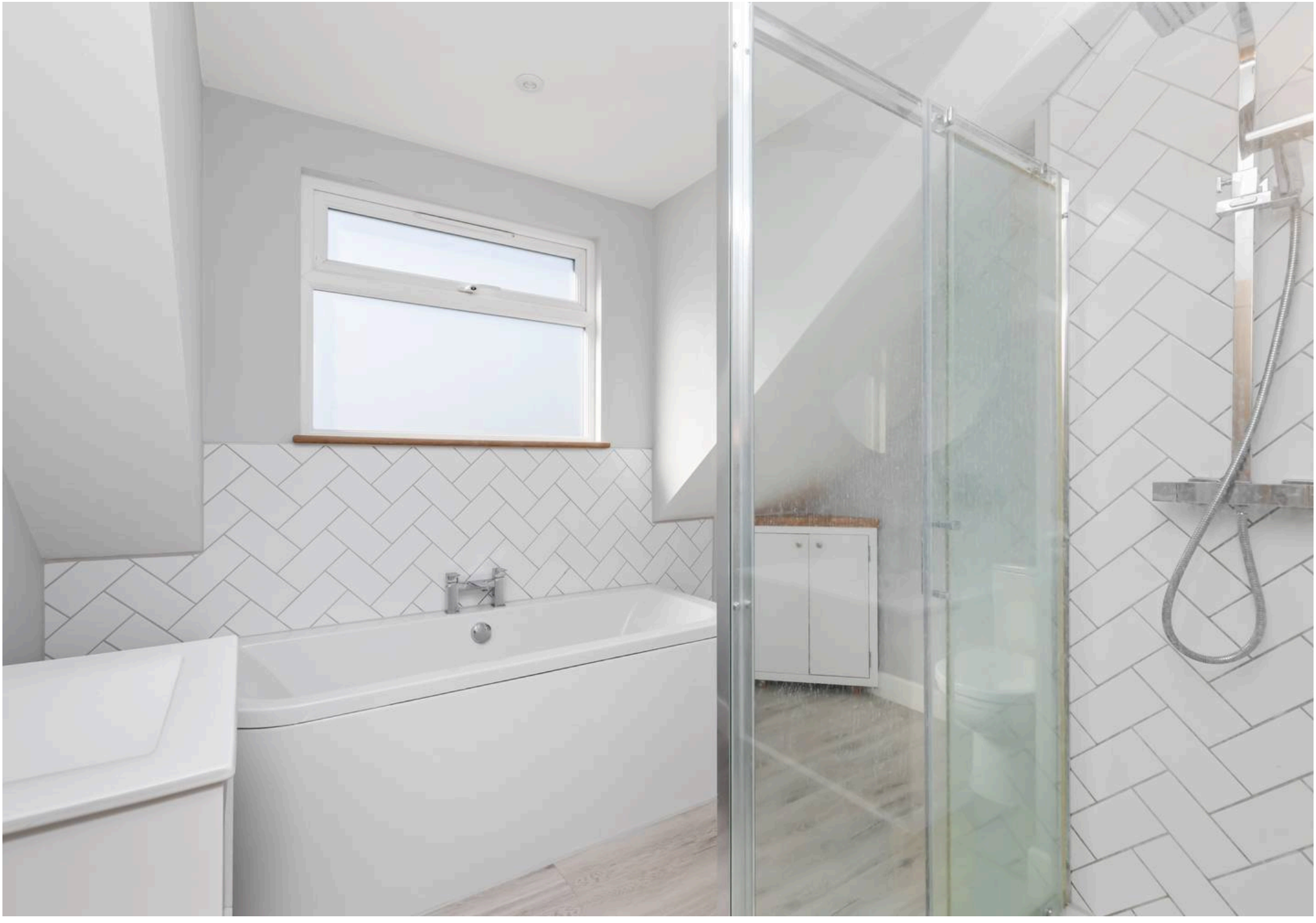
Positioned to the front of the property are two generously proportioned ground-floor bedrooms, served by a stylish family bathroom. A separate utility room completes the ground-floor accommodation.

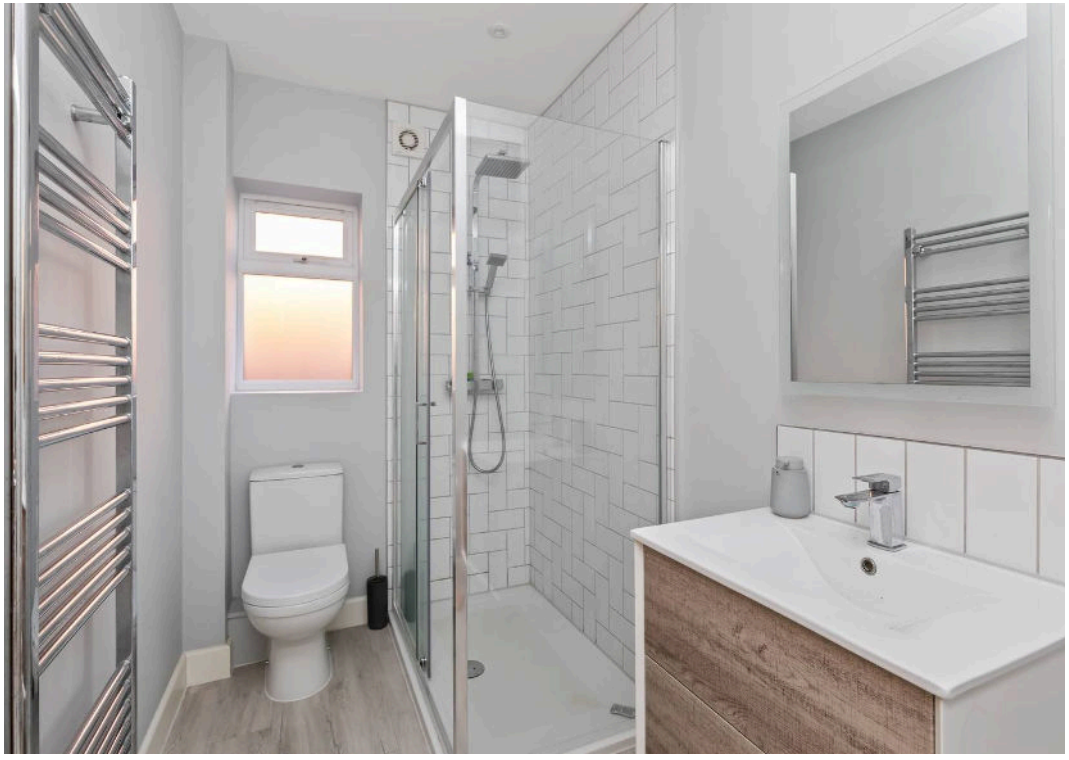
Upstairs, there are three further well-proportioned bedrooms, including an impressive principal suite with its own en-suite. The family bathroom is particularly noteworthy, having been beautifully appointed with a freestanding bath and separate shower enclosure.

Outside, the secluded rear garden is predominantly laid to lawn with a generous patio providing further space for outdoor entertaining. From the garden there is access to both the garage and a dedicated home office, offering excellent flexibility for those working from home.

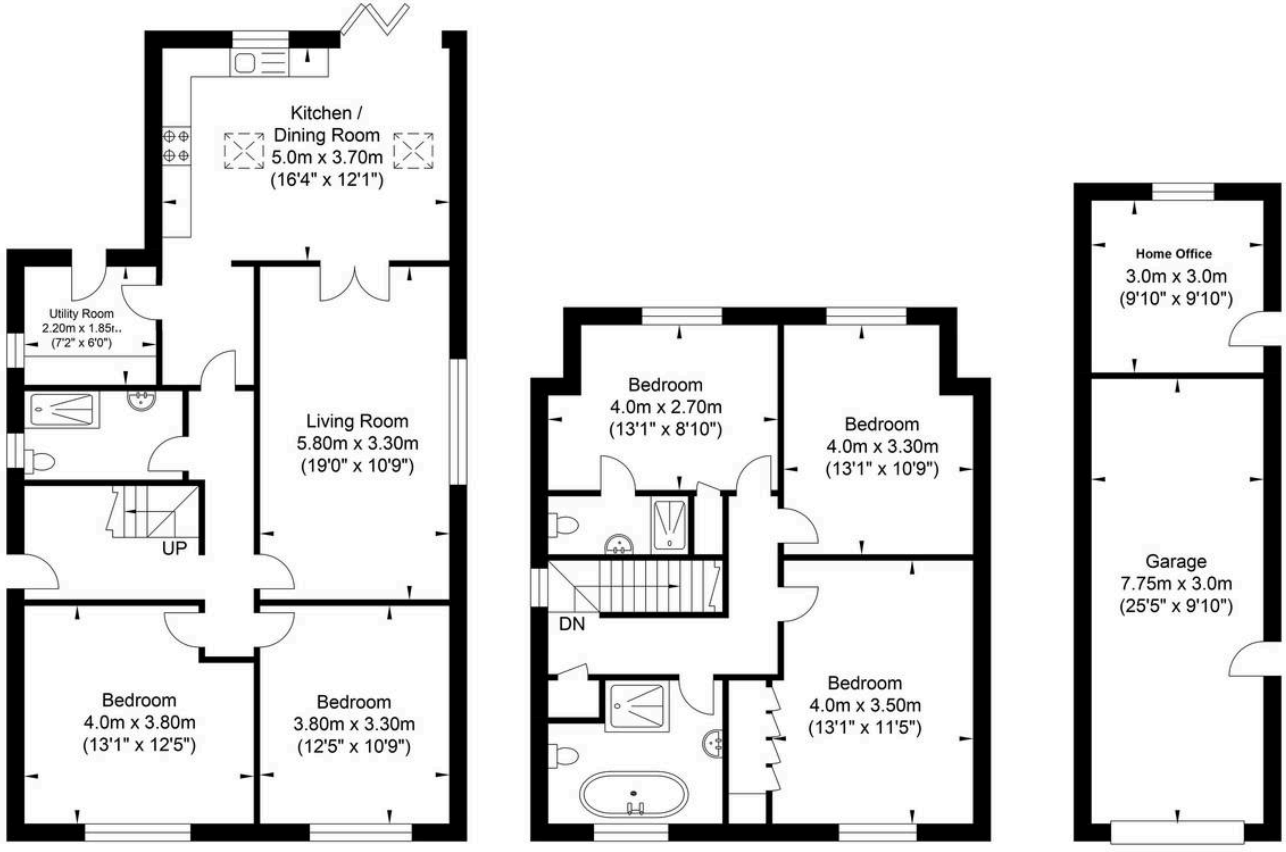
To the front, a substantial private driveway provides ample off-road parking for several vehicles.

Combining generous accommodation, contemporary interiors and an exceptionally convenient location, this is an impressive family home within easy reach of Rustington village





Mill Lane, Rustington



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Ground Floor
Approximate Floor Area
977.14 sq ft
(90.78 sq m)

First Floor
Approximate Floor Area
676.51 sq ft
(62.85 sq m)

Garage
Approximate Floor Area
350.36 sq ft
(32.55 sq m)

Approximate Gross Internal Area (Including Garage) = 186.18 sq m / 2004.02 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Brennan and Chatterton Estates

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