



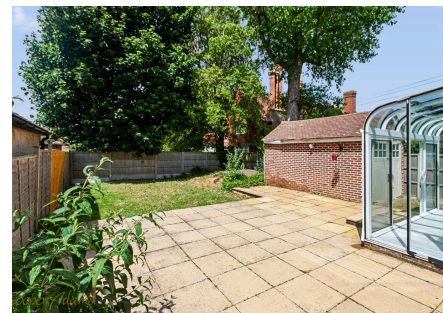
Sea Lane, Rustington, BN16 2RT

Freehold

Detached family Home • Two Double Bedrooms • Secluded West-Facing Garden & Large Front Garden • Conservatory • Garage & Driveway • No Onward Chain! • Unique Seaside Property • Approx 0.3 miles to the Beach and Rustington Village Shops • Approx. 1275 sq. ft (118.3 sq. m)

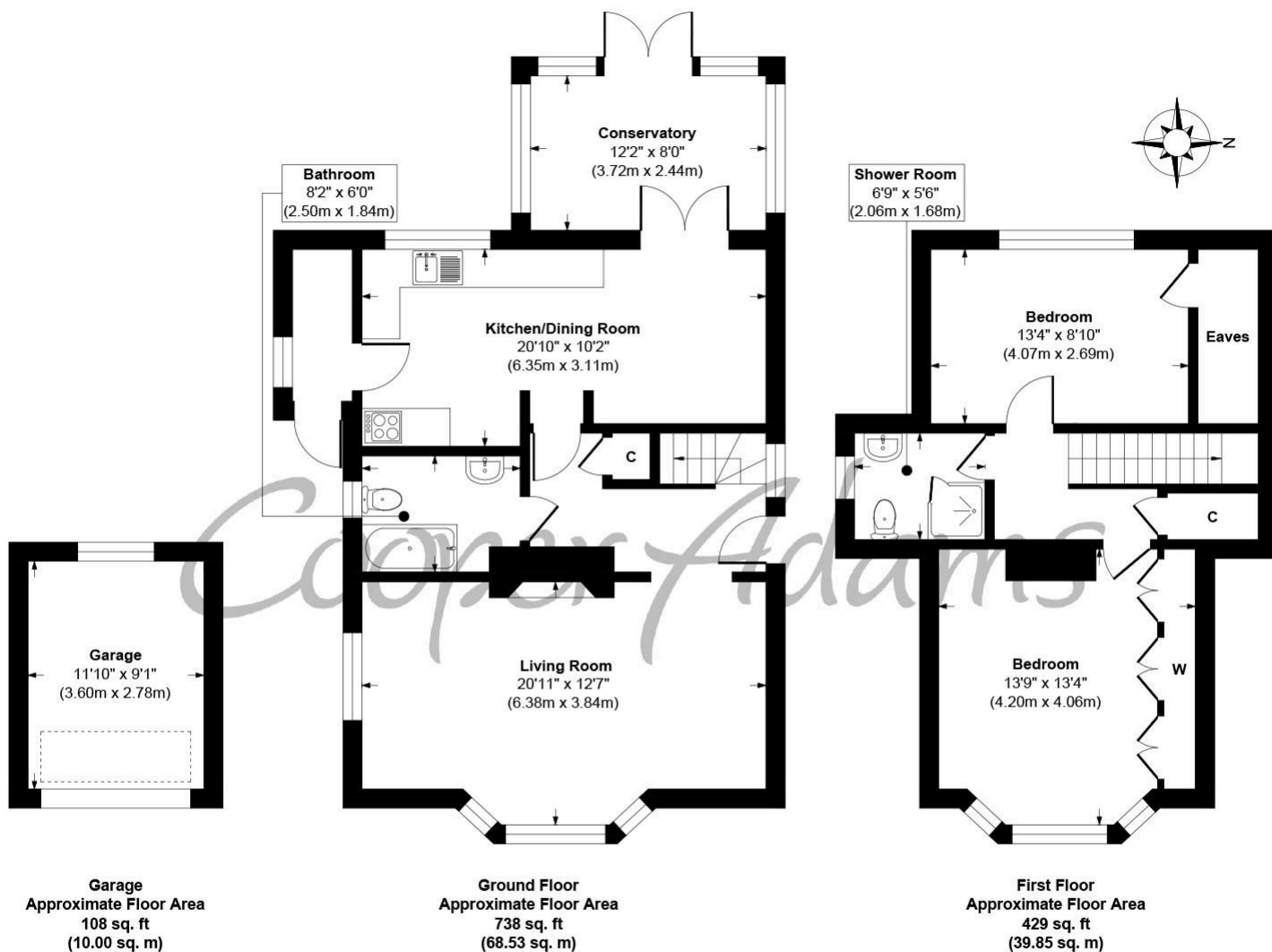
Cooper Adams

Just 0.3 miles from both Rustington Village shops and the beach, this two double-bedroom detached house offers easy access to local amenities and the seafront. The rear garden provides space for an extension, subject to planning permission, and the property also benefits from a driveway with space for two cars, and a garage with light and power. Internally, the ground floor includes oak wooden flooring throughout, an open-plan kitchen/diner with integrated appliances, a living room with a bay window and gas fire place, conservatory and bathroom. The dining room was originally a ground floor bedroom, which can easily be reinstated if required. Upstairs are two double bedrooms, both with built-in and eaves storage, and a shower room. Additional features include a newly installed boiler approximately four years ago. The property itself is located just 0.7 miles from Rustington Community Primary School, making this home a perfect choice for both families or those looking to relocate close to the coast.



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 0.3 miles away. Ideally located for all amenities also just 0.3 miles away, Rustington is a delightful place to live and unwind.





Sea Lane, Rustington
Approx. Gross Internal Floor Area 1275 sq. ft / 118.38 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: D, EPC Environmental Impact Rating: E

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