



Total Area: 993 ft² ... 92.2 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 error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Created by Jtm 2024

Property Information

Tenure – Freehold

Council Tax Band - D

Energy Efficiency Rating – TBC

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office
01903 770095
rustington@glyn-jones.com

**128 Sea Lane, Rustington,
West Sussex, BN16 2RZ**
£450,000 - Freehold

Glyn-Jones



This beautifully presented Georgian style semi-detached house is situated within a few hundred yards of Rustington seafront, offering a truly desirable coastal lifestyle. With a larger than average west facing garden, this property is perfect for those who enjoy outdoor entertaining.

Upon entering, you are greeted by an entrance hall that leads into a spacious open-plan lounge/diner with a bay window to the front and French doors leading out to the rear garden. The ground floor also features a convenient w.c. The gas central heating system and replacement double glazed windows (except ground floor w.c, bedroom 1 and bedroom 3) ensure the home is energy efficient and well-insulated.

The garden is a true highlight, boasting an Indian sandstone patio, pergola with polycarbonate roof, and a larger lawn area. The rear garden includes a footpath to once side, side access gate to the front, and garden tap, making it a versatile and inviting outdoor space.

Upstairs, you will find three bedrooms, including a fully tiled bathroom/w.c. The property is set back from Sea Lane, with an open plan front garden and a garage with an electric roller door approached from the rear of the property off of Fontwell Close. The re-roofing of the garage and front porch in 2022 adds to the property's overall appeal.



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4.9/5 ★★★★★



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128 Sea Lane, Rustington, West Sussex, BN16 2RZ

£450,000 - Freehold



Location – Located in the highly sought after south Rustington village, this home is conveniently positioned just a few hundred yards from the vibrant village centre. The nearby Angmering mainline railway station is approximately 1.8 miles away, providing easy access to London Victoria.



With a total size of 993 sqft, this refurbished three-bedroom property is ideal for those seeking a comfortable and well-maintained home in a prime seaside location. Don't miss the opportunity to view this exceptional property – arrange a viewing today.



WITH
OVER...



COMPANY
REVIEWS

At an Average rating of

4.9/5 ★★★★★



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