



98 Sea Lane, Rustington – BN16 2RZ

£625,000 Freehold

Extended 1930s four-bedroom character home in a prime position just moments from Rustington seafront • Stunning remodelled and extended open-plan kitchen/family dining room with sleek, high-spec finish • Full-width bi-folding doors opening onto a west-facing garden, perfect for indoor-outdoor living • Attractive, low-maintenance rear garden ideal for relaxing and entertaining • Separate living room plus companion utility room for added practicality • Four well-proportioned first floor bedrooms served by a modern family bathroom • Ground floor cloakroom, extensive off-road parking to the front and rear-side garage • Short walk to Rustington village centre with a superb mix of shops, cafés, eateries and nearby supermarkets including Sainsbury's, Waitrose, Morrisons and Aldi



This extended 1930s four-bedroom character home is superbly positioned just moments from Rustington seafront, offering the perfect blend of period charm and contemporary living. The heart of the home is a beautifully remodelled and extended open-plan kitchen/family dining room with underfloor heating, finished to a sleek, high specification and designed with modern lifestyles in mind. Full-width bi-folding doors open seamlessly onto a west-facing garden, creating a light-filled space ideal for both everyday living and entertaining.

The garden itself is low maintenance, thoughtfully designed, and visually appealing, making it a perfect setting for relaxing or hosting guests. A companion utility room adds practicality, while a separate living room provides a cosy retreat. Upstairs, the property offers four well-proportioned bedrooms, all served by a family bathroom, while a convenient ground floor cloakroom sits off the welcoming entrance hall.

Externally, the home benefits from extensive off-road parking to the front via a generous driveway, along with a garage positioned to the rear side of the property. This is an ideal home for those seeking coastal living, being just seconds from the seafront and only a few minutes from the ever-popular Rustington village centre, with its excellent range of independent shops, cafés, amenities, and eateries. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Kitchen/Breakfast Room
21' 8" x 10' 0" (6.60m x 3.05m)

Family Room
14' 6" x 10' 10" (4.42m x 3.30m)

Living Room
12' 0" x 10' 11" (3.66m x 3.33m)

Utility Room

Bedroom 1
11' 0" x 9' 6" (3.35m x 2.90m)

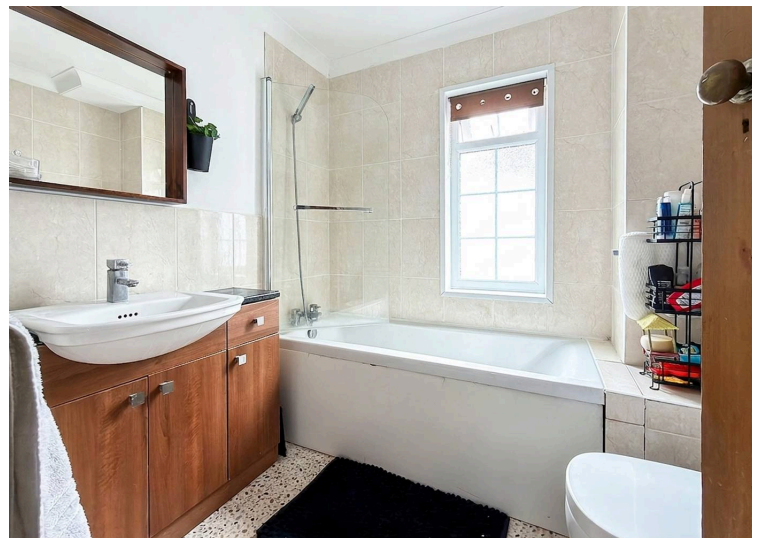
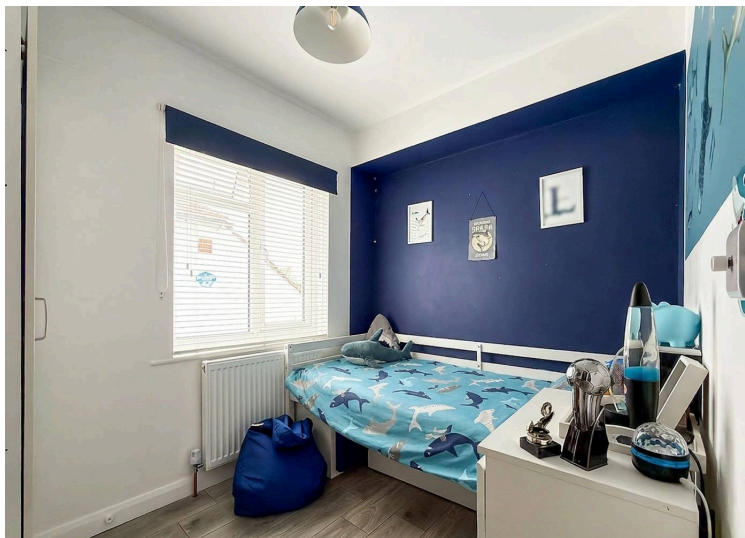
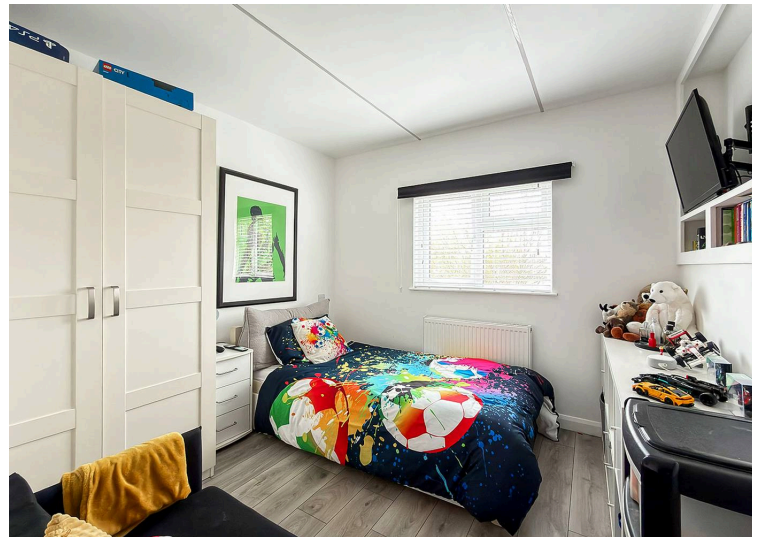
Bedroom 2
11' 0" x 9' 6" (3.35m x 2.90m)

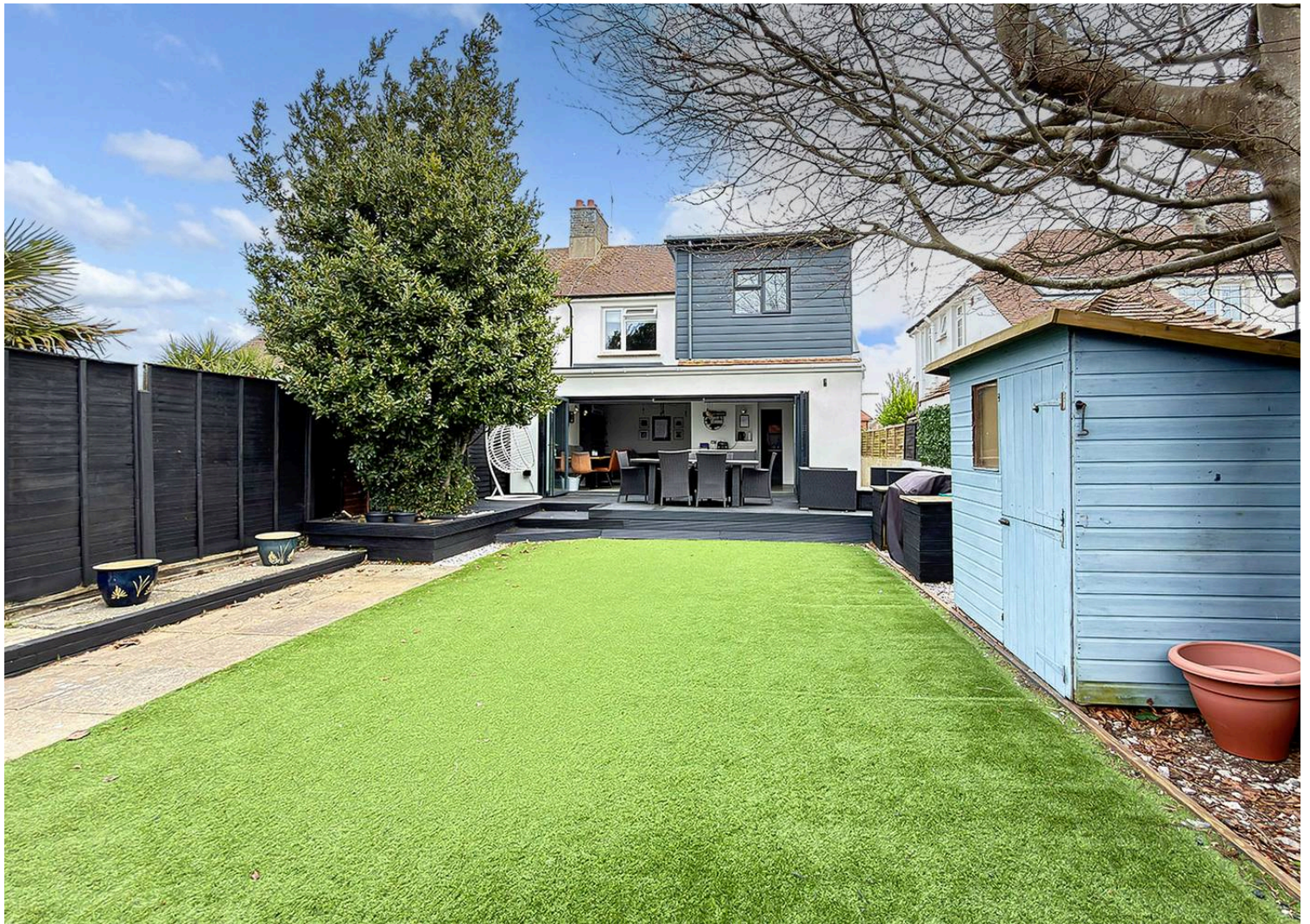
Bedroom 3
9' 8" x 8' 10" (2.95m x 2.69m)

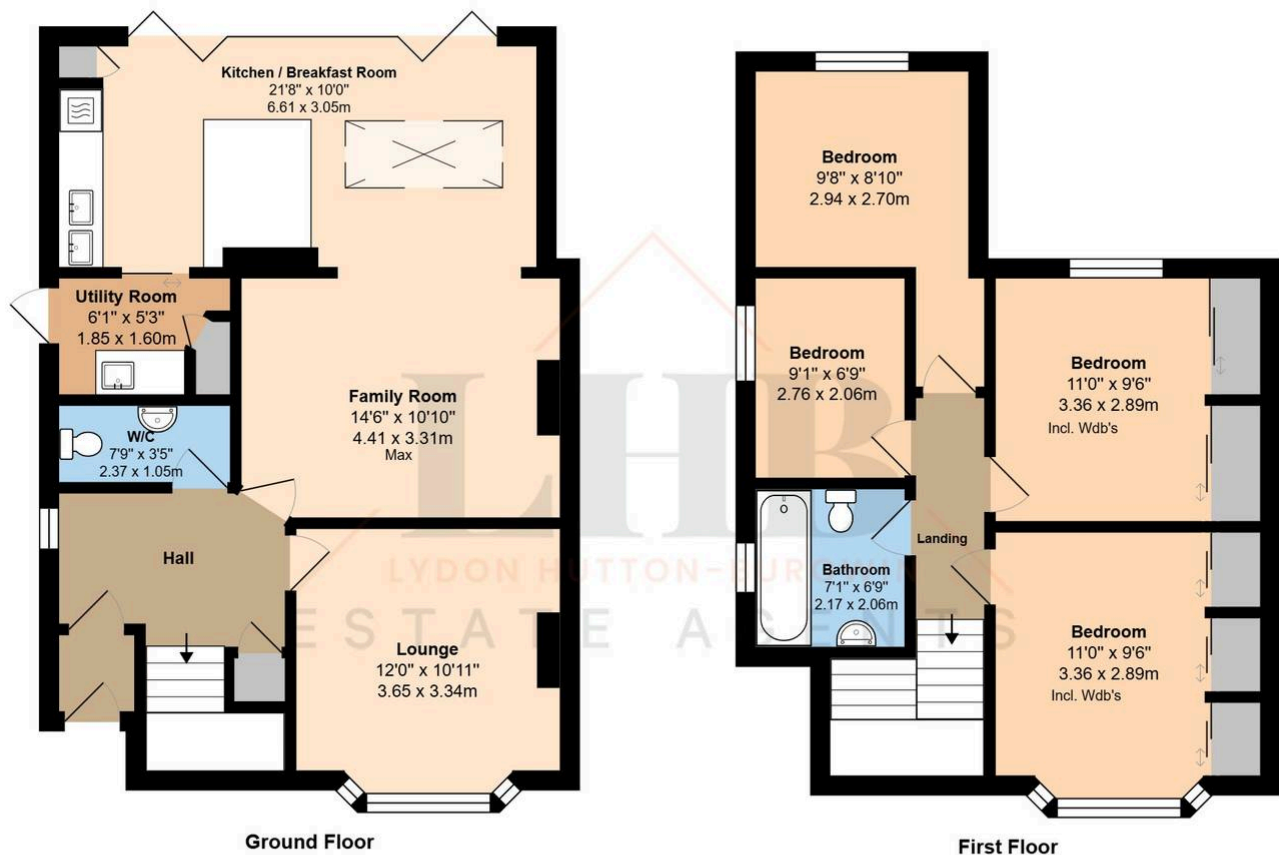
Bedroom 4
9' 1" x 6' 9" (2.77m x 2.06m)

Bathroom









Total Area: 1270 ft² ... 118.0 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.
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