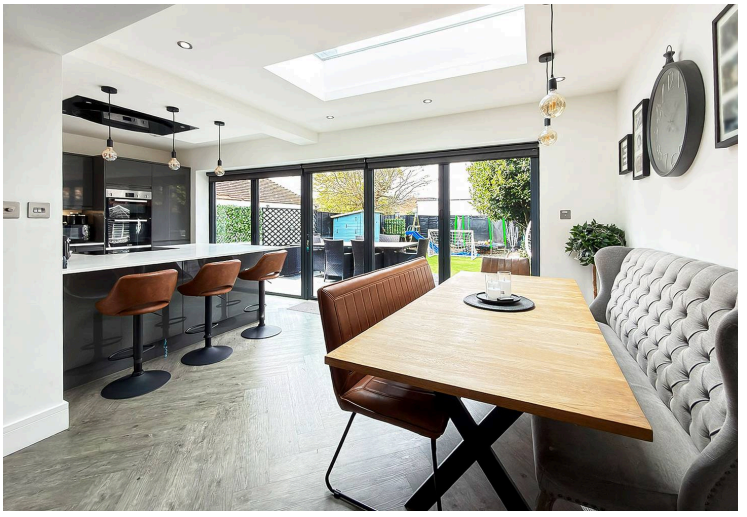






98 Sea Lane, Rustington - BN16 2RZ

£577,500 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

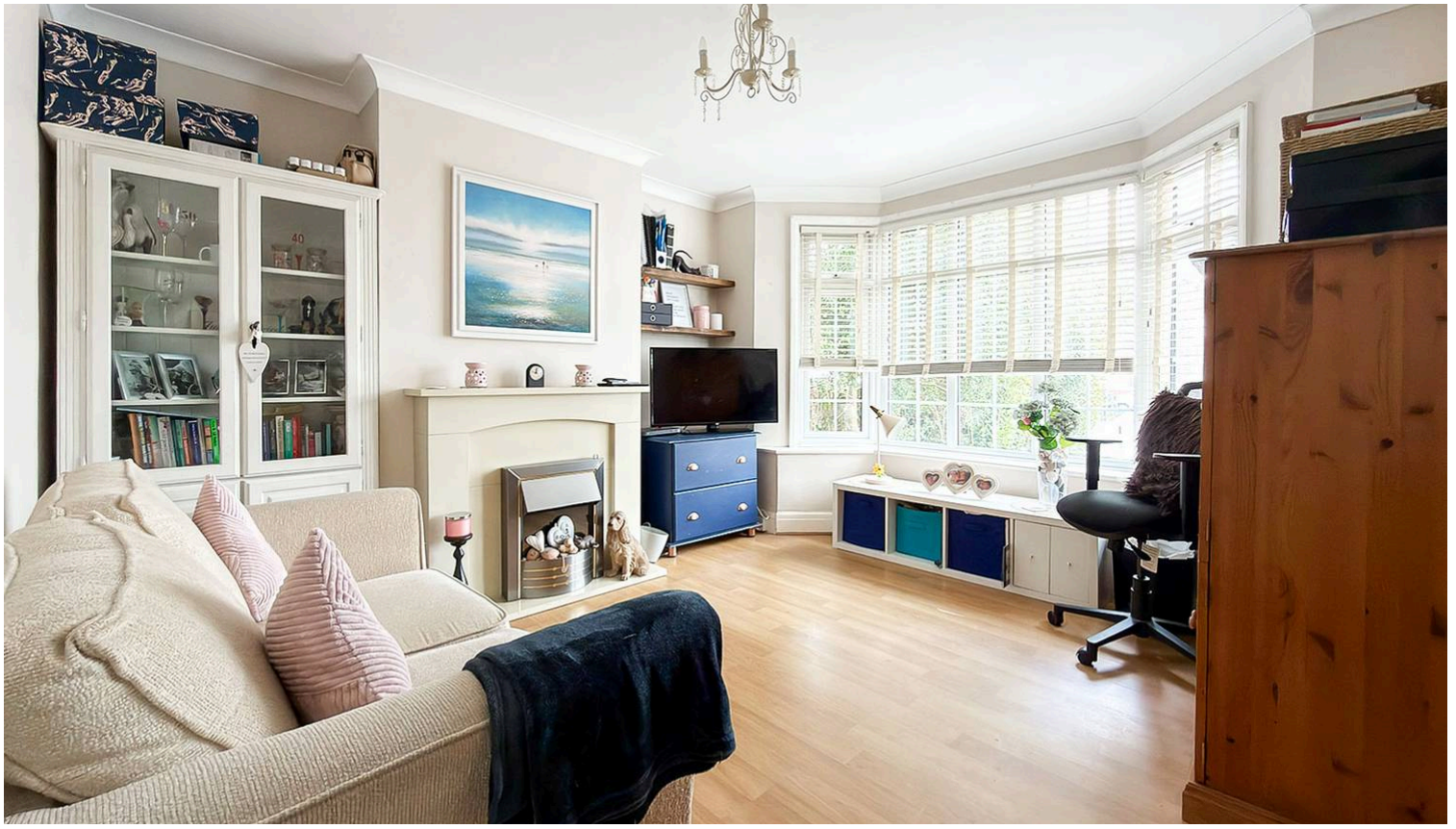

I CAME TO BO











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)

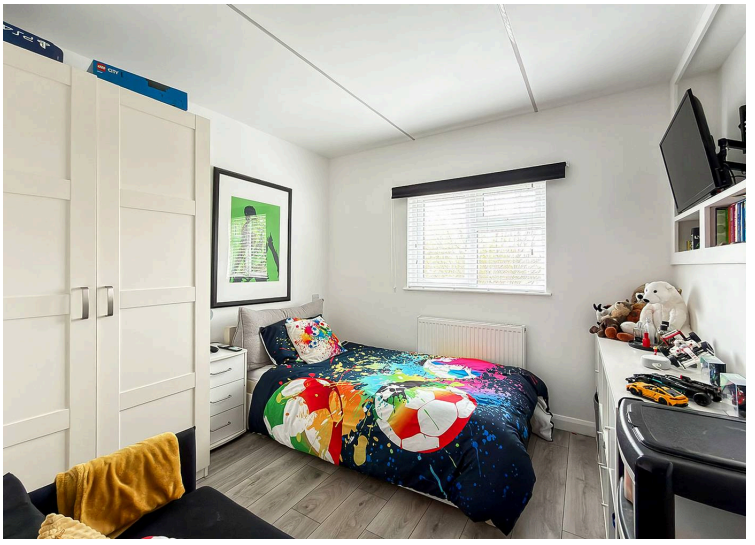
Bathroom

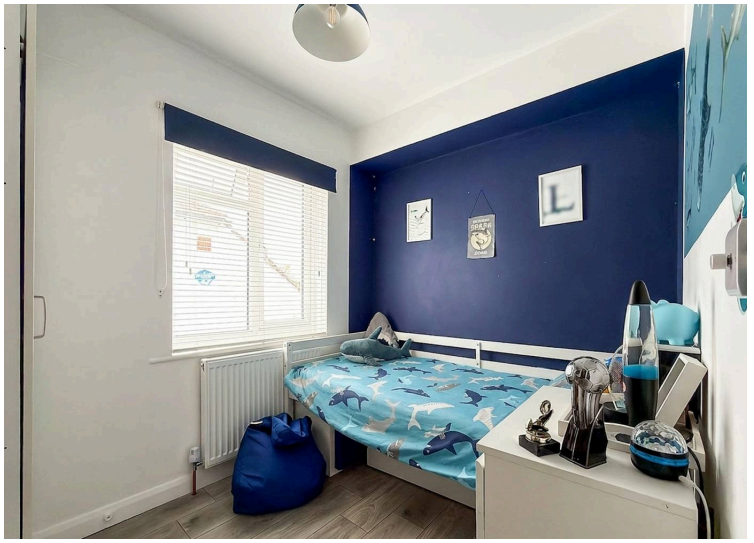


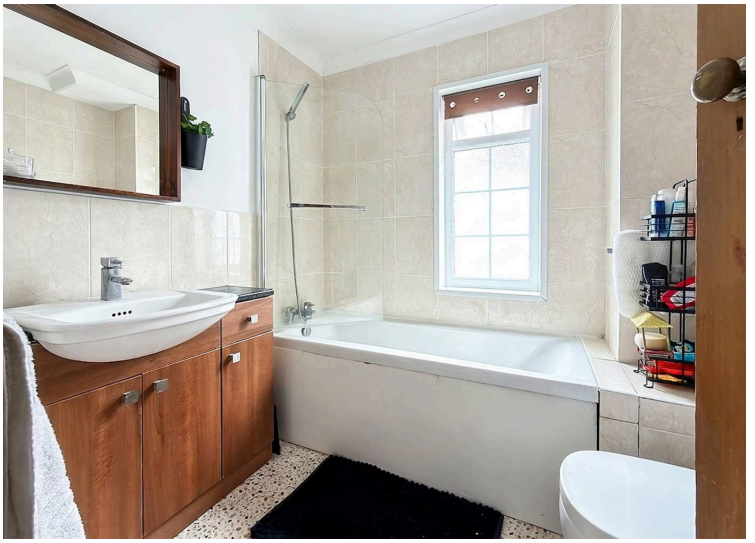




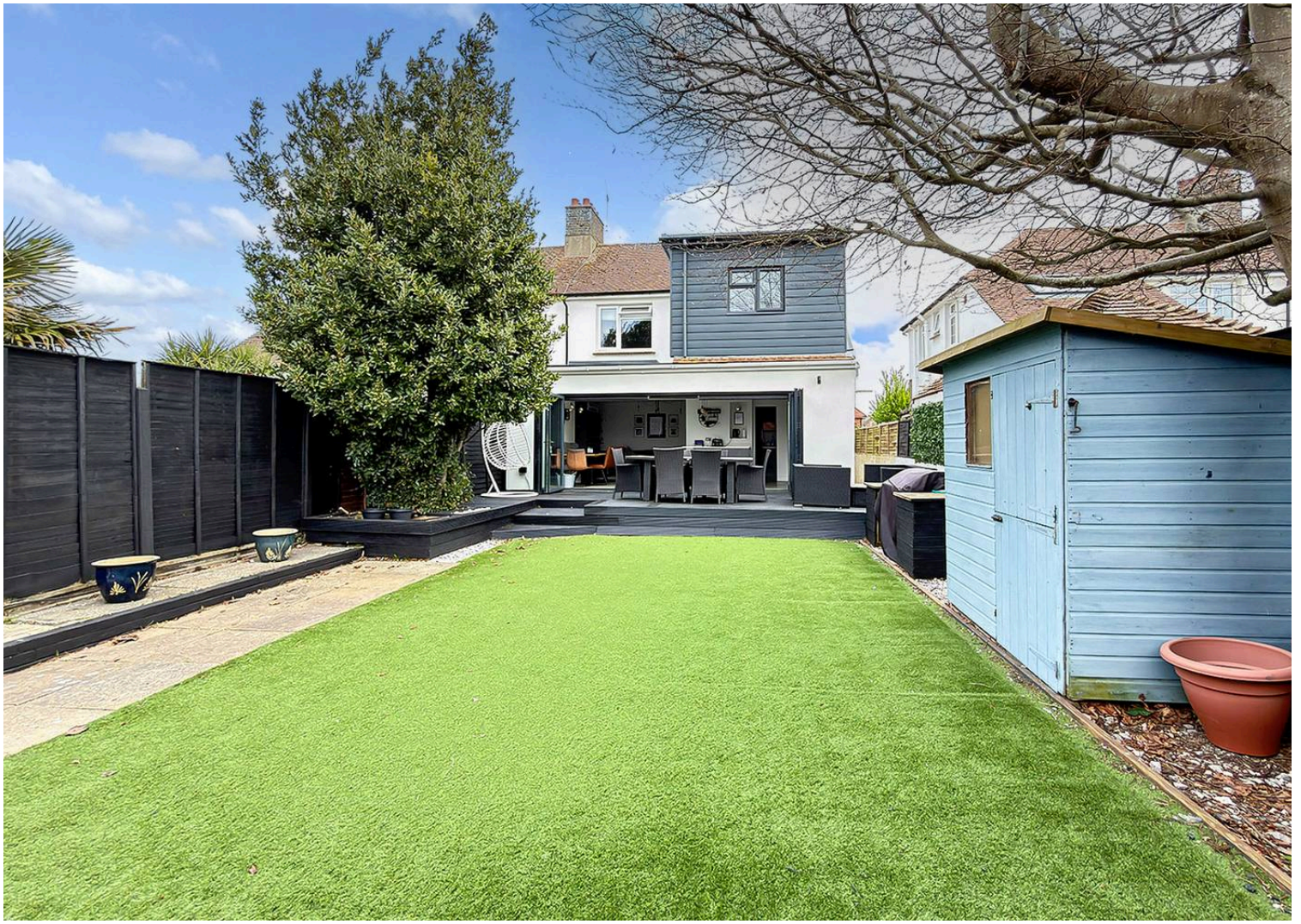


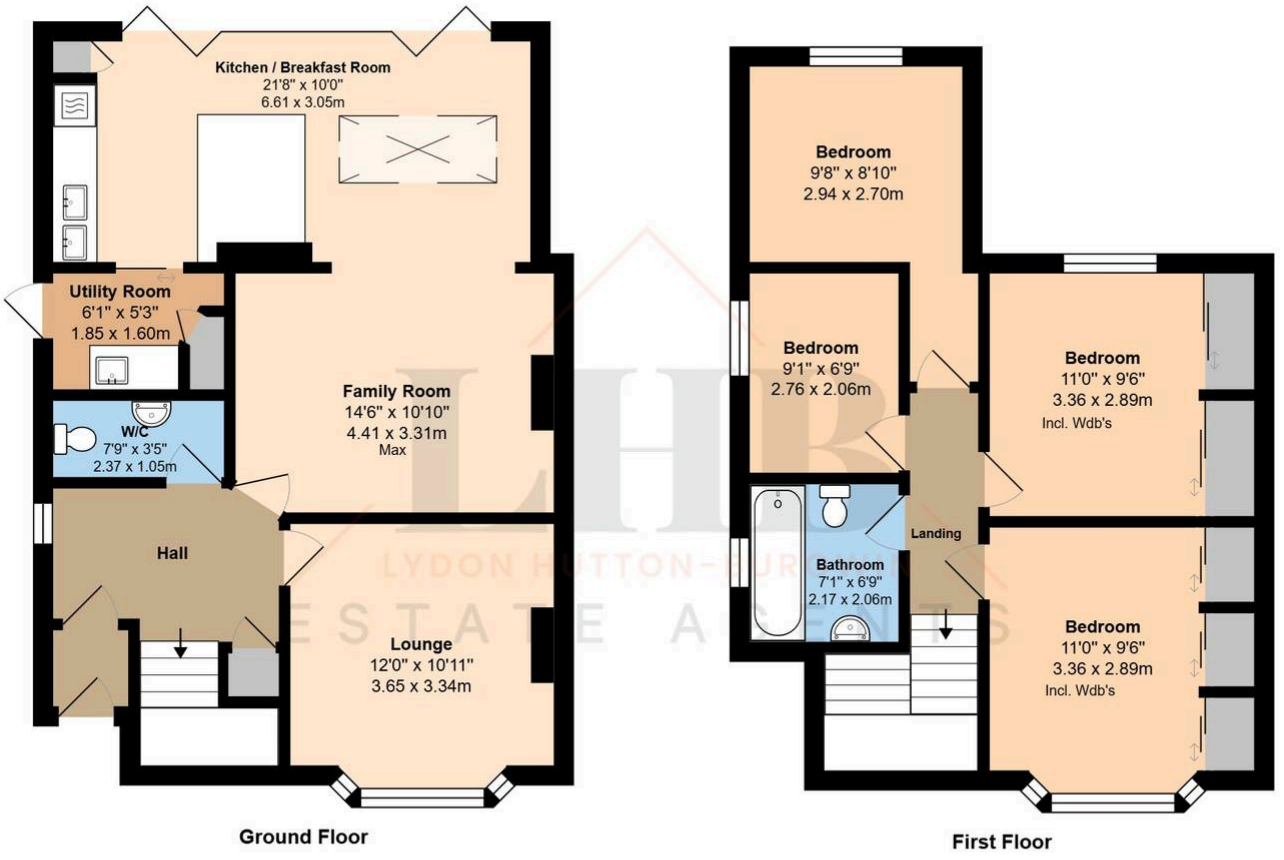












Total Area: 1270 ft² ... 118.0 m²

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.
Created by 1st Image 2026

In line with the Digital Markets, Competition and Consumers Act 2024, every effort has been made to provide accurate and fair material information. However, details about fixtures, fittings, services, or appliances have not been tested by the agent and should not be assumed to be in working order. Legal title, ownership, and compliance matters must be confirmed through a buyer's own legal advisers. Images, floor plans, and measurements are provided for guidance only and must not be relied upon for purchasing decisions. Buyers and should satisfy themselves that all material information has been independently verified before proceeding. Occasionally we may use AI digital staging and/enhancements internally or to external images.