



5 Clare Lodge Sea Lane, Rustington – BN16 2RF

£250,000 Leasehold

Beautifully positioned just south of Rustington Village, less than 0.5 miles from both the village centre and the seafront • First floor apartment (no lift in block) with a south-facing balcony overlooking the attractive communal gardens • Spacious lounge/diner filled with natural light thanks to large patio doors opening directly onto the balcony • Modernised kitchen fitted with high-gloss handleless units and integrated appliances including a combi microwave oven and fridge freezer • Two double bedrooms, including a bright principal bedroom with built-in wardrobes and ample space for additional furniture • Long lease with approximately 936 years remaining, resident parking and a private garage to the rear of the development

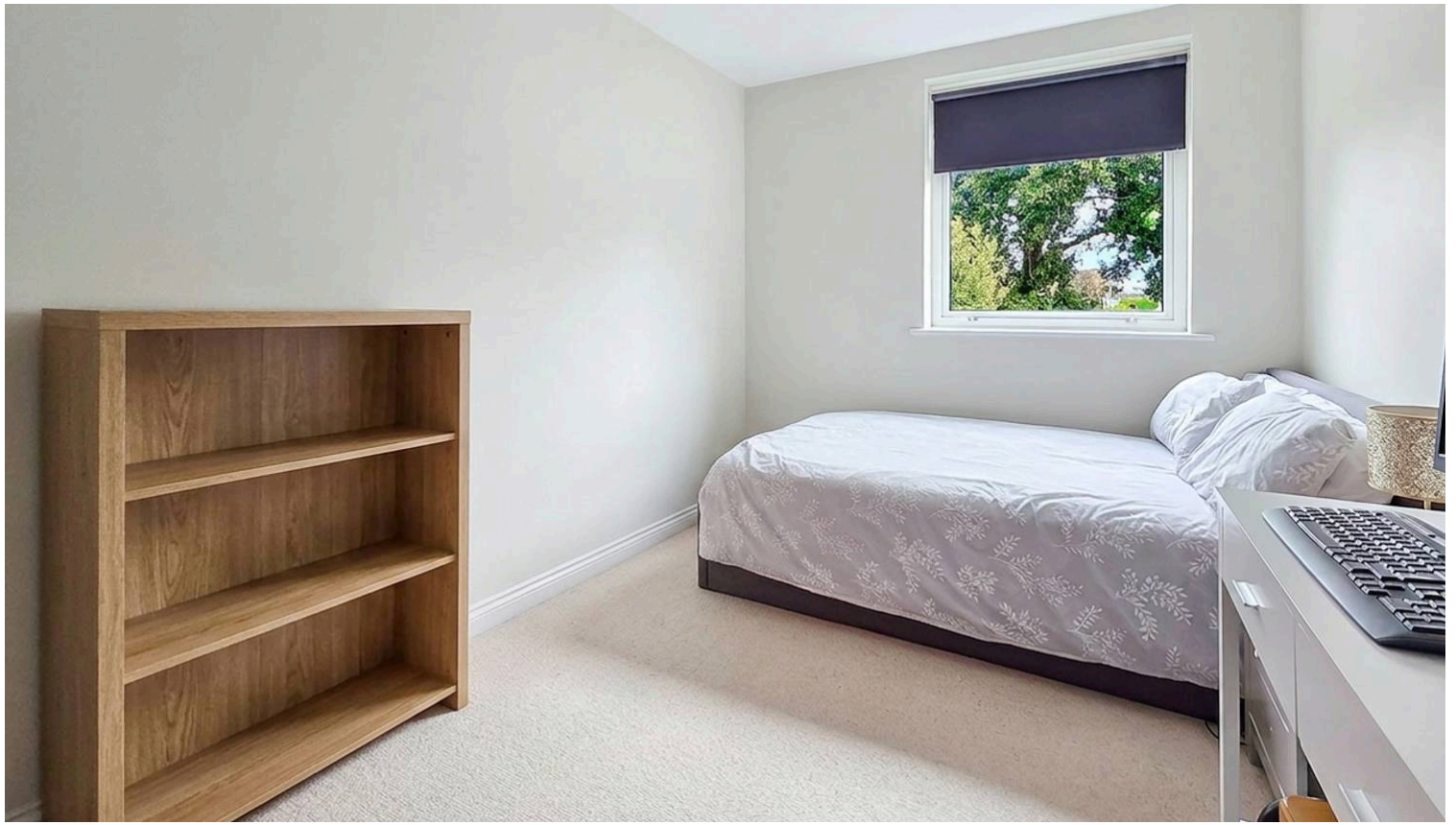


Clare Lodge is perfectly positioned just south of Rustington Village, being less than half a mile from both the vibrant village centre and Rustington's picturesque seafront. Set back from Sea Lane, the development benefits from beautifully maintained communal gardens that wrap around the building, creating a peaceful and well-kept environment for residents to enjoy. Within the grounds are multiple resident parking spaces located to both the front and rear of the building, in addition to the private garage positioned to the rear.

The apartment itself is located on the first floor and enjoys a south-facing balcony overlooking the communal gardens. The accommodation comprises two double bedrooms and a spacious lounge/diner which, thanks to the large patio doors opening directly onto the balcony, is a wonderfully light and bright space with ample room for both living and entertaining. The kitchen has been modernised by the current owner and is now fitted with high-gloss handleless units alongside a range of integrated appliances including an electric fan oven, combi microwave oven, electric hob and fridge freezer. Positioned on the south side of the property, the principal bedroom enjoys plenty of natural light and benefits from built-in wardrobes along with ample space for additional bedroom furniture. The second bedroom is also a comfortable double room, making the apartment ideal for guests, family or those seeking additional workspace. The bathroom is fitted with a bath and overhead shower, while the WC is found separately for added convenience.

Parking within Clare Lodge is non-allocated, and the apartment further benefits from its own garage. An ideal home for anyone seeking a convenient coastal location within a well-maintained and highly regarded development. Please note Clare Lodge does not have a lift within the building.





Living Room

17' 3" x 12' 10" (5.25m x 3.91m)

Kitchen

13' 4" x 6' 10" (4.06m x 2.08m)

Bedroom 1

16' 11" x 9' 0" (5.15m x 2.74m)

Bedroom 2

12' 10" x 8' 8" (3.91m x 2.64m)

Bathroom

7' 1" x 5' 7" (2.17m x 1.71m)

Council Tax band: B

Tenure: Leasehold 936 years Remaining

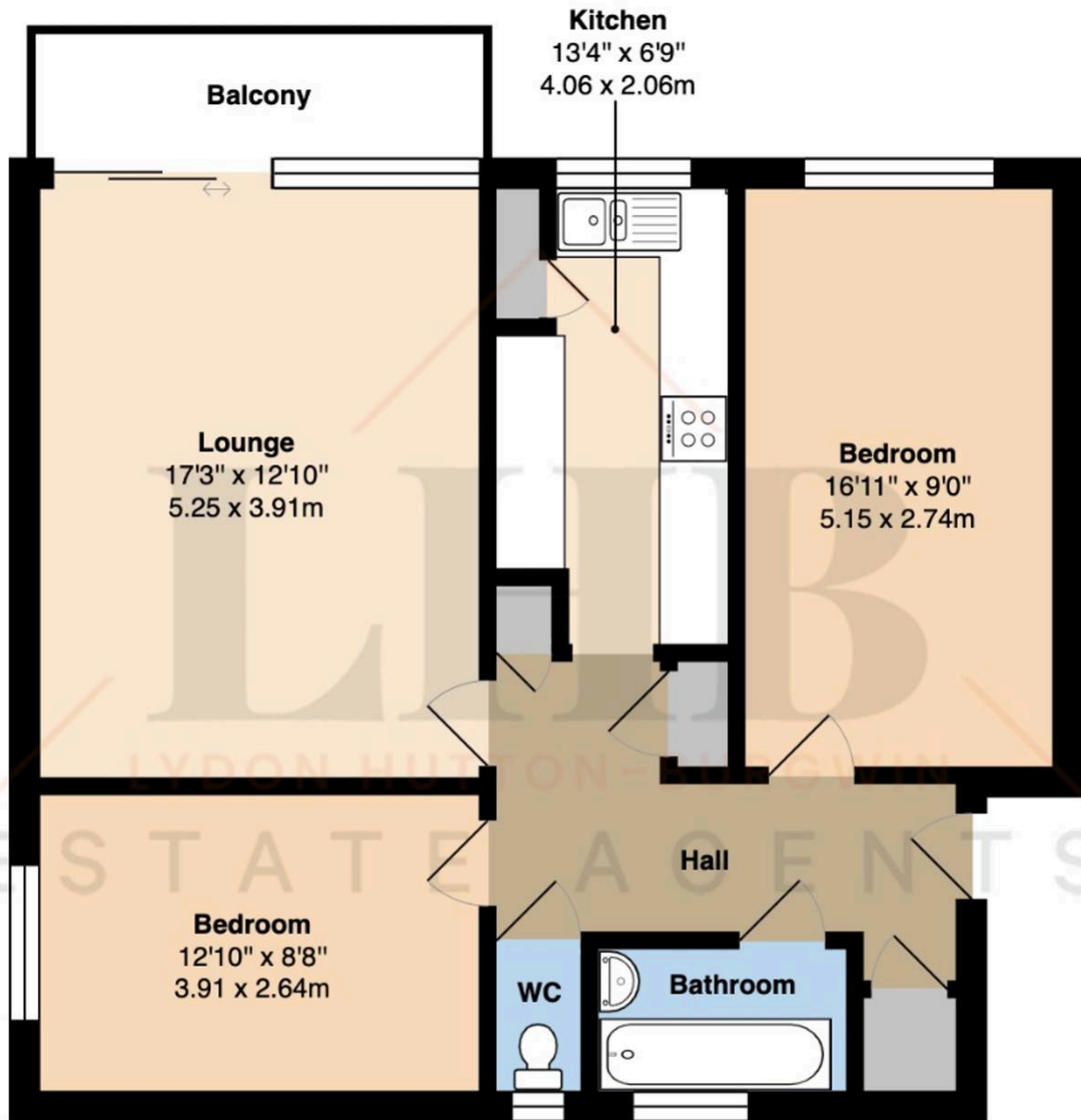
EPC Energy Efficiency Rating: C

Service Charges £2,400 PA

Ground Rent £20 PA







Total Area: 697 ft² ... 64.7 m² (excluding balcony)

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

You can include any text here. The text can be modified upon generating your brochure.