



Sea Lane, Rustington, BN16 2RE

Freehold

Grade II Listed Cottage • 17th Century • Three Large Double Bedrooms • Spacious Rear Garden • Primary Suite • Hipped Thatch Roof & Exposed Timber Beams • Large Plot • Driveway Parking • Approx. 1812 Sq. Ft (168.3 Sq. M)

Cooper Adams

The perfect blend between old and new! Step back in time with this wonderful 17th Century, grade II listed cottage. Modernised to a high standard inside, you really do get the best of both worlds. Original features include hipped thatch roof, timber beam ceilings, a large fireplace in the living room and a freshwater well in the front garden. If you're looking to purchase a home that is truly unique, then do not hesitate to give us a call to arrange your viewing!

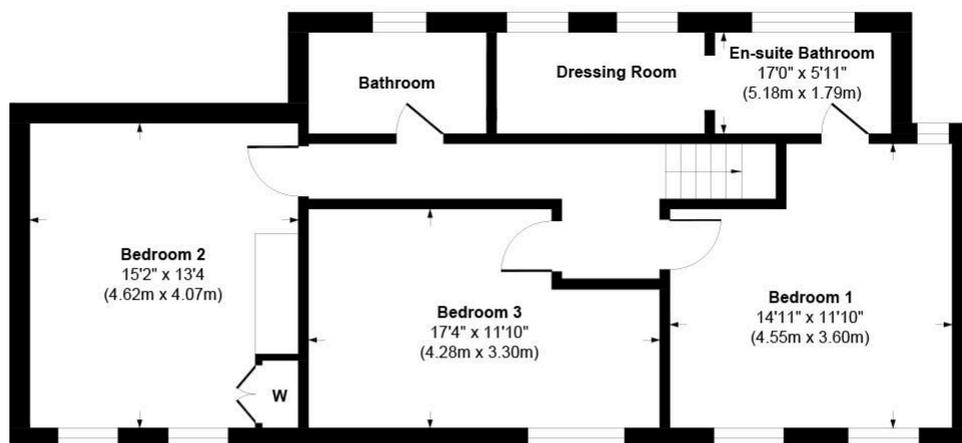
This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title, plans, property forms, warranties, and EPC. Buyers must request these before offering.

The seller requires a 'Reservation Agreement' to protect serious buyers as they proceed to exchange of contracts.

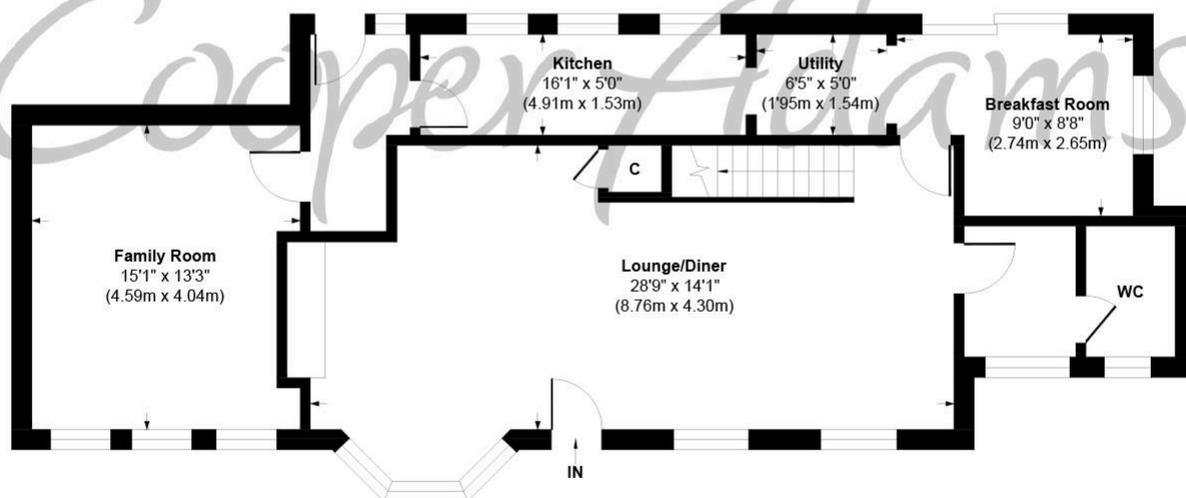


Rustington, a charming seaside village in West Sussex, offers a welcoming community, excellent shops, restaurants, and nearby leisure activities like sailing and golf. Its unspoiled pebble beach is perfect for peaceful walks, providing a serene escape just minutes away. Ideally located for all amenities, Rustington is a delightful place to live and unwind.





First Floor
Approximate Floor Area
813 sq. ft
(75.53 sq. m)



Ground Floor
Approximate Floor Area
999 sq. ft
(92.81 sq. m)

Sea Lane, Rustington

Approx. Gross Internal Floor Area 1812 sq. ft / 168.34 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Council Tax Band: F, EPC: Not Required

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