



**Price**  
**£640,000**

**Freehold**

2x  2x  1x 

**Sea Lane, Rustington,  
West Sussex, BN16**

**cubitt & west**  
Helping you move forwards



## Main features

- This good sale home is offered for sale with **NO ONGOING CHAIN**
- Under floor heating
- Walking distance to Village & seafront
- For sale by Modern Auction - T&C's apply
- Subject to an undisclosed Reserve Price

## Accommodation

### GROUND FLOOR

Entrance Hallway

Lounge: 20'11 x 12'9 (6.38m x 3.89m)

Conservatory: 12'3 x 8'10 (3.74m x 2.69m)

Kitchen/Dining Room: 16'4 x 14'9 (4.98m x 4.50m)

Utility Room: 12'9 x 8'6 (3.89m x 2.59m)

Shower Room

### FIRST FLOOR

Landing

Bedroom 1: 14'11 x 13'1 (4.55m x 3.99m)

Bedroom 2: 11'5 x 9'0 (3.48m x 2.75m)

### OUTSIDE

Front Garden

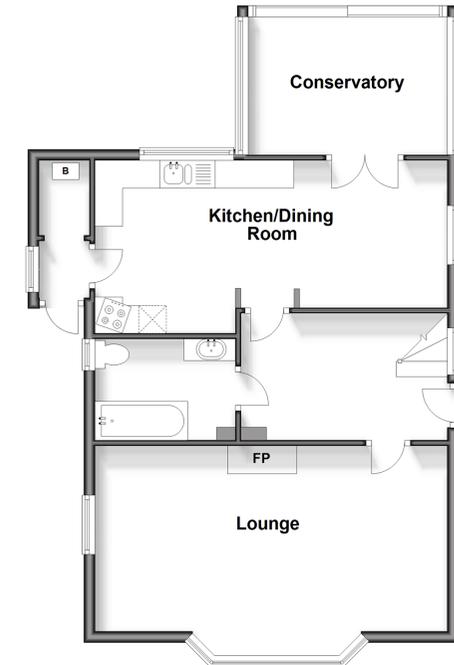
Rear Garden

Out Buildings

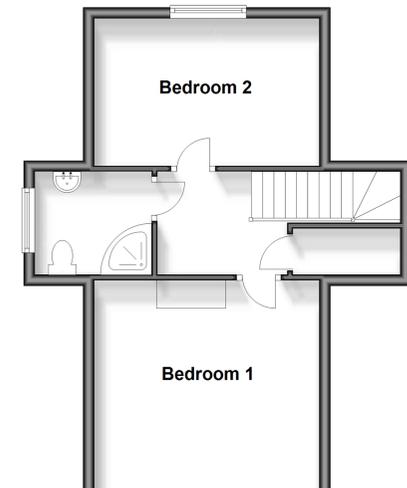
Garage

Driveway

**Ground Floor**  
Approx. 66.4 sq. metres (714.2 sq. feet)



**First Floor**  
Approx. 40.1 sq. metres (432.0 sq. feet)



**Call Rustington - 01903 775576 ■ cubittandwest.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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