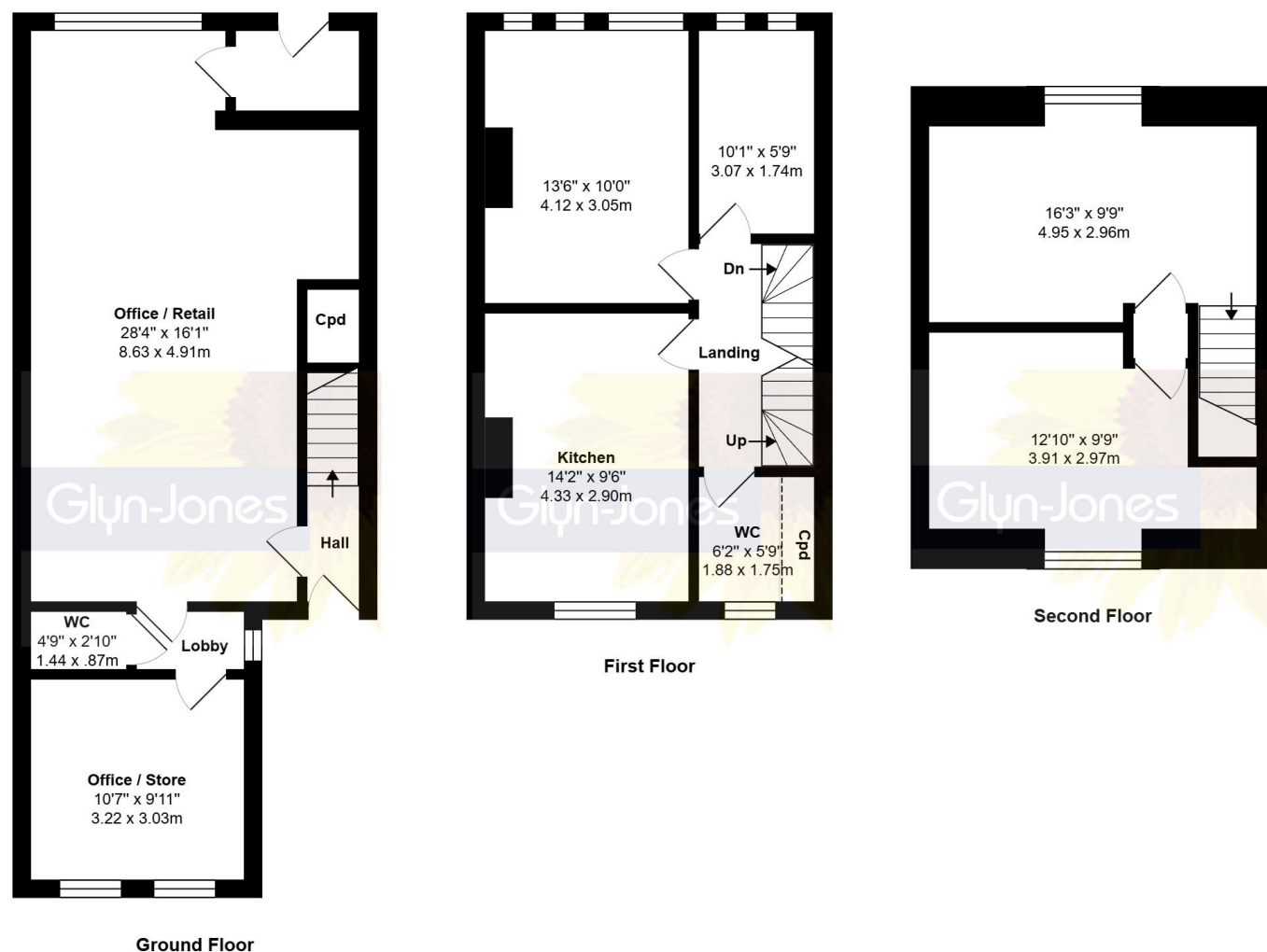




Total Approx.Floor Area 1405 ft² ... 130.5 m²

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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

EPC Rating – 89 -D

Current Ratable Value

Ground Floor – 55-57 Sea Lane - £5,700

First Floor – 55-57 Sea Lane - £2,425

Second Floor Rear – 55-57 Sea Lane - £2,200

Second Floor Rear – 55-57 Sea Lane - £1,975

Rustington Office
01903 770095
www.glyn-jones.com



NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

INVESTMENT OPPORTUNITY Freehold for Sale

Guide Price £320,000

Glyn-Jones



55-57 Sea Lane, Rustington West Sussex BN16 2RQ

A rare opportunity to acquire a commercial freehold investment with the potential for a large self-contained maisonette above. (Subject to planning, which our client is applying for).

55-57 Sea Lane is a three storey commercial unit, for many years the unit has been used as office space however there is scope for a variety of different uses, subject to planning consent.

On ground floor there is large open plan office measuring over 28' in length by 16' in width. To the rear is a meeting room and a WC. There is extensive first and second floor accommodation, previously a self-contained maisonette, the vendor is reapplying for planning consent to reinstate residential use. With its own private entrance to the rear, the apartment may comprise spacious sitting room, kitchen/diner, 2 double bedrooms and bathroom/WC.

Externally there is a private courtyard garden and large brick built store or potential garage with parking adjacent.

The property extends to over 1400 sq. ft and is offered for sale with full vacant possession.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

55-57 Sea Lane, Rustington BN16 2RQ

Guide Price £320,000



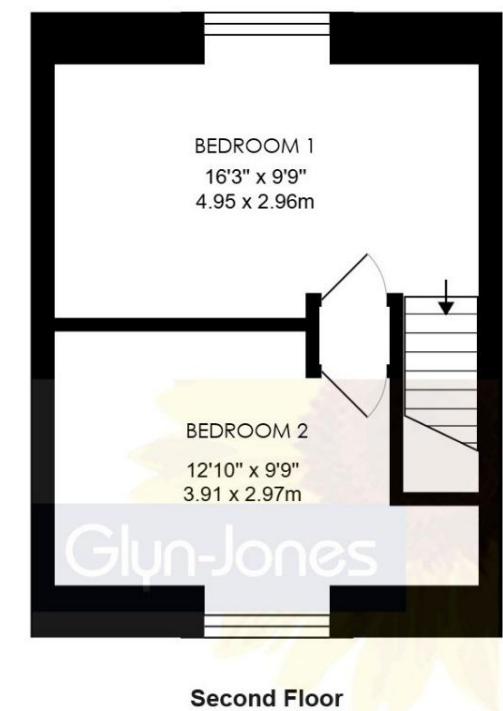
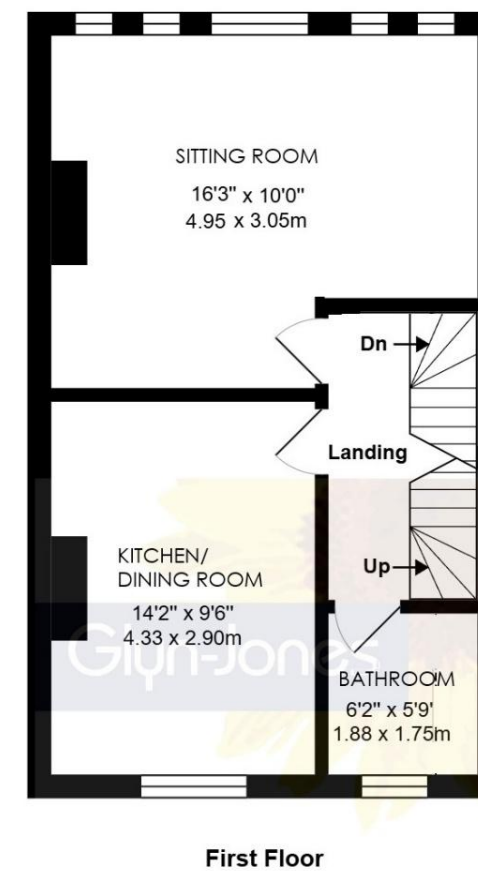
Location

The premises are located in a small parade of shops in Sea Lane, a prominent and busy road which runs between the bustling Rustington Village centre and the sea front. There is a high demand for commercial premises in the village, and consequently it is rare to find an empty retail or commercial unit.

Rustington is located on the West Sussex Coastline, approximately mid-distance between the cities of Brighton and Chichester. The village enjoys a wide range of both national and independent retailers including, Waitrose, Iceland etc, along with a wide range of eateries, coffee shops and amenities.

Rustington enjoys a vibrant atmosphere with a growing population, it is expected that a strong demand will continue for properties of all types within the area.

Potential Maisonette Floor Plan



A rare opportunity to acquire a commercial investment with significant potential in this popular village location.

