

\$129,900 - 35537 Sussex Ln, Millsboro

MLS® #DESU2087368

\$129,900

2 Bedroom, 1.50 Bathroom, 1,300 sqft

Residential on 0.09 Acres

MARINERS COVE, Millsboro, DE

Wake up to the water every day in this beautifully kept 2-bedroom home in Mariners Cove, complete with your own private boat slip! A huge screened porch, sunroom with half bath, and large deck make it easy to enjoy the bay from your morning coffee to the evening sunsets. Well maintained and full of thoughtful updates, this 2-bedroom, 1.5-bath waterfront MODULAR home in Mariners Cove offers character and comfort that the newer, cookie-cutter mobiles often lack. With traditionally-built-home features, inside and out, this waterfront residence feels inviting year-round.

Enjoy evenings on the huge screened porch, relax in the welcoming sunroom, or gather on the spacious deck overlooking the dock and water. Inside, the kitchen features an extended countertop that doubles as a dining space, making everyday meals simple and casual, and there's a lovely corner fireplace in the living room for chilly nights. The 12x24 shed with electric, workbench, and pegboard is ready for hobbies, or storage of your fishing gear and golf cart.

Behind the charm is real peace of mind: PVC and copper plumbing, a fully encapsulated crawlspace with sump pump and French drains, and years of attentive maintenance. This is a home designed for comfort, not just for weekends!

When you're ready to head out on the bay, your private boat slip is just steps from the door, offering direct access to Rehoboth



Bay for boating, fishing, or simply enjoying the water. Skip the traffic and the hunt for parking: Rusty Rudder in Dewey is just a short 20 min boat ride away!

. At \$129,900, this home is one of the lowest-cost waterfront homes in Sussex County.

If you’ve been looking for a great condition, full-time water-access home with character, charm, and direct bay access, this one is ready to welcome you! Mariner’s Cove offers a beautiful pool, covered picnic pavilion, clubhouse/game room, boat slips and a boat ramp. With ongoing bulkhead and dock replacement being made by the park owner, noticeable improvements in drainage have already been achieved, reducing water accumulation along the roadways and yards, enhancing your waterfront living experience. Just 5–7 minutes away from shopping, dining, and all conveniences. A park application, including credit, background, and income/asset verification, is required for residency. *Modular homes are not the same as mobile and manufactured. They are built with wood framing, just like traditionally built homes, and sit on block foundations. There are no wheels underneath, and no steel chassis to corrode in the salt water environment. The subfloors are sturdy plywood, rather than particle board, and the home features traditional double pane, energy efficient, vinyl-clad windows.

Built in 1980

Essential Information

MLS® #	DESU2087368
Price	\$129,900
Bedrooms	2
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,300
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Pre-Fabricated
Status	Active

Community Information

Address	35537 Sussex Ln
Area	Indian River Hundred (31008)
Subdivision	MARINERS COVE
City	Millsboro
County	SUSSEX-DE
State	DE
Zip Code	19966

Amenities

Amenities	Recessed Lighting, Entry Lvl BR, CeilngFan(s)
Is Waterfront	Yes
Waterfront	Canal
Has Pool	Yes
HOA Amenities	Boat Slip, Boat Ramp, Common Grounds, Community Ctr, Picnic Area, Pier/Dock, Pool-Outdoor, Water / Lake Priv

Interior

Interior Features	Floor Plan-Open
Appliances	Built-In Range, Dishwasher, Refrigerator, Microwave, Dryer - Electric, Washer, Water Heater
Heating	Other
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Corner, Mantel(s)
# of Stories	1
Stories	1 Story

Exterior

Exterior	Vinyl Siding
Exterior Features	Street Lights, Outside Shower, Gutter System, Extensive Hardscape, Porch(es), Porch-screened, Porch-enclosed, Deck(s)
Lot Description	Bulkheaded
Windows	Double Pane, Energy Efficient, Screens, Vinyl Clad
Roof	Asphalt, Shingle
Foundation	Block
Other Structures	Shed

School Information

District	INDIAN RIVER
Elementary	LONG NECK

Additional Information

Date Listed	May 29th, 2025
Days on Market	121
Zoning	GENERAL RESIDENTIAL

Listing Details

Listing Office	Keller Williams Realty
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Listing information last updated on November 16th, 2025 at 3:15am EST