



6 Neptune Way, Littlehampton, West Sussex, BN17 6NY

£565,000

- Substantial Extended Detached Bungalow On Good Sized Plot
- Favoured Position Close To Mewsbrook Park and Seafront
- Versatile Accommodation With Annexe Potential
- 22'6 Lounge/Dining Room
- Garage & Driveway Providing Ample Off Road Parking
- Newly Redecorated Throughout
- Three/Four Bedrooms
- Close To Local Shops and Pharmacy
- Viewing Highly Recommended To Appreciate Overall Size Of Accommodation
- Chain Free With Vacant Possession

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This substantial extended detached bungalow is set on a generously sized plot in a favored position, close to Mewsbrook Park and the seafront. The property boasts versatile accommodation with potential for an annexe, making it ideal for a variety of living arrangements. The interior includes a spacious 22'6 lounge/dining room, perfect for both relaxation and entertaining.

Recently redecorated throughout, the bungalow features three to four bedrooms, providing ample space for family living or guest accommodation. The property is complemented by a garage and a driveway, offering ample off-road parking.

Conveniently located near local shops and a pharmacy, this home ensures everyday amenities are within easy reach. Viewing is highly recommended to fully appreciate the overall size and potential of the accommodation. The property is offered chain-free with vacant possession, allowing for a smooth and swift purchase process.



Council Tax Band: D

Tenure: Freehold



LOUNGE/DINING ROOM (L-SHAPED)

22'6x16'5

KITCHEN

11'6x8'2

GARAGE

17'4x8'3

BEDROOM 1

12'7x10'10

BEDROOM 2

12'7x10'11

BEDROOM 3/STUDY

8'0x7'10

**BEDROOM 4/FURTHER
RECEPTION ROOM**

13'5x10'10

BATHROOM

8'4x8'0

EN-SUITE (BED 4)

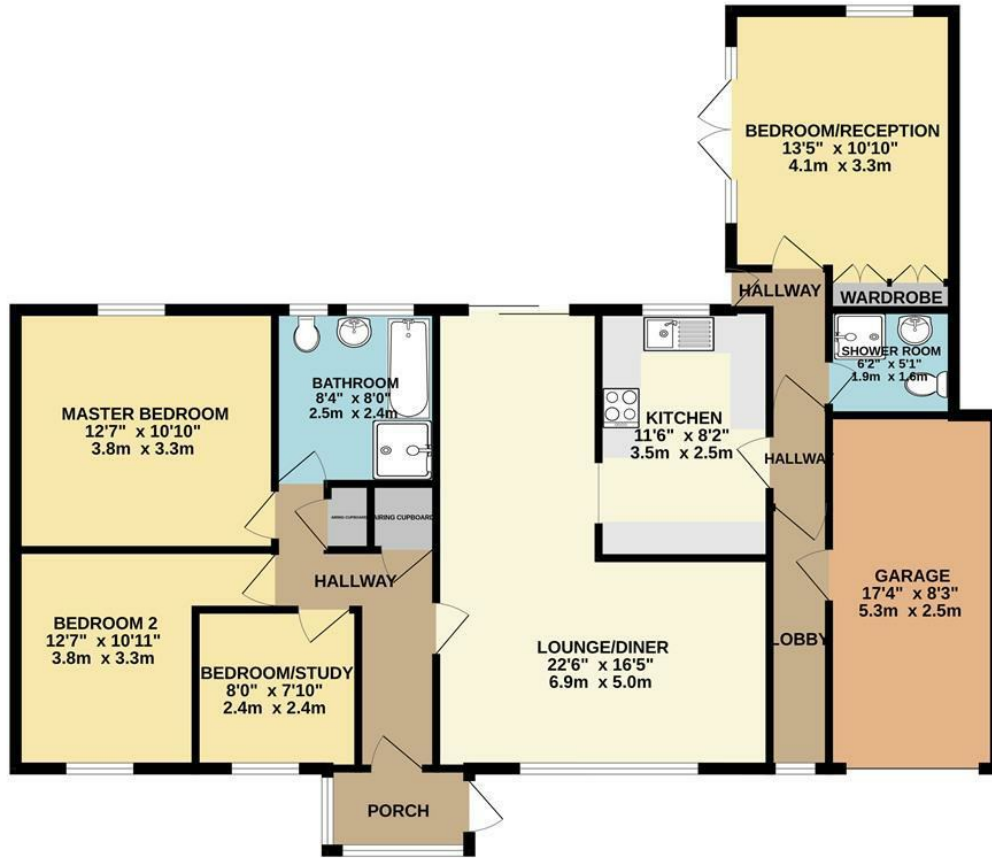
6'2x5'1



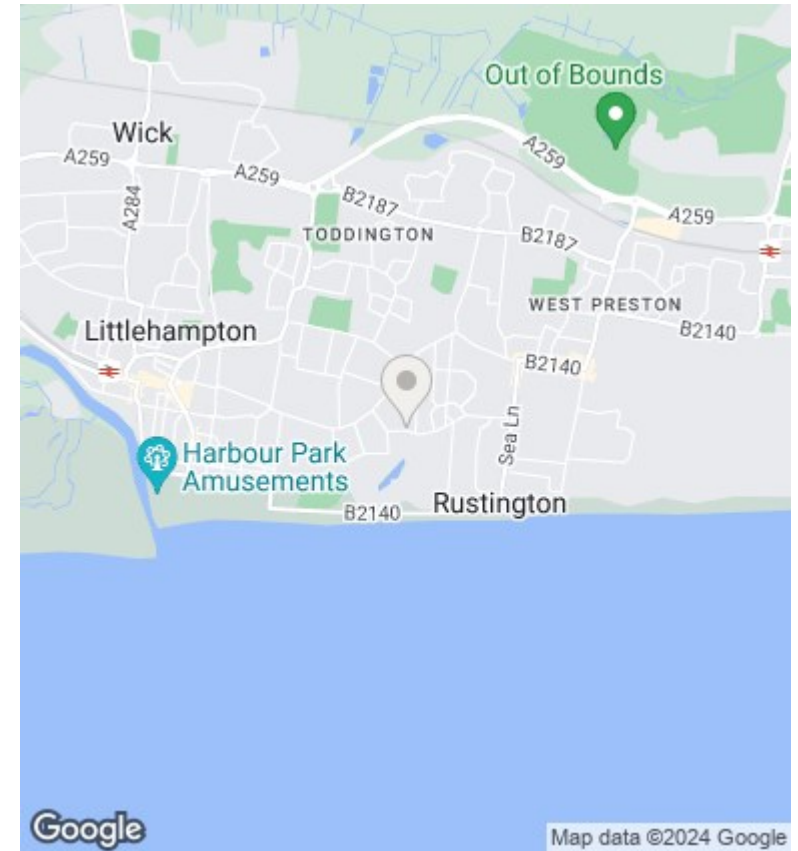
Littlehampton is a charming seaside town sheltered by the South Downs and providing a range of amenities to suit individuals, couples and families of all ages. The town benefits from two beaches with the popular East Beach providing a long promenade, family fun at Harbour Park, the award winning East Beach café, childrens playground and many other highlights. West Beach offers a quieter experience with the unspoilt grassy sand dunes offering ideal dog walking opportunities as well as watersports for those seeking adventure.

The River Arun divides the two beaches and offers traditional seaside fun as well as modern cafes and restaurants as well as stunning views. The town's other recreational facilities include a cinema, modern sports centre, museum and golf course as well as many parks and green spaces. The mainline train station will take you to Gatwick Airport, Victoria Station and beyond. Littlehampton is located approximately 7 miles from Worthing and 13 miles from Chichester. There are a number of primary and junior schools in the town as well as The Littlehampton Academy. In the High Street you will find a range of shops including household names and independent shops.

GROUND FLOOR
1261 sq.ft. (117.2 sq.m.) approx.



4 BEDROOM BUNGALOW
TOTAL FLOOR AREA: 1261 sq.ft. (117.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.