



## 6 Finisterre Way, Littlehampton – BN17 6RA

£360,000 Freehold

Spacious town house arranged over three floors offering flexible family accommodation • Excellent location between Littlehampton and Rustington, within walking distance of the beach and mainline train stations • Kitchen and dining area with direct access onto the rear garden • Private west facing balcony, en suite to the main bedroom and multiple reception options • Off road parking, converted garage and enclosed rear garden with south facing lawn





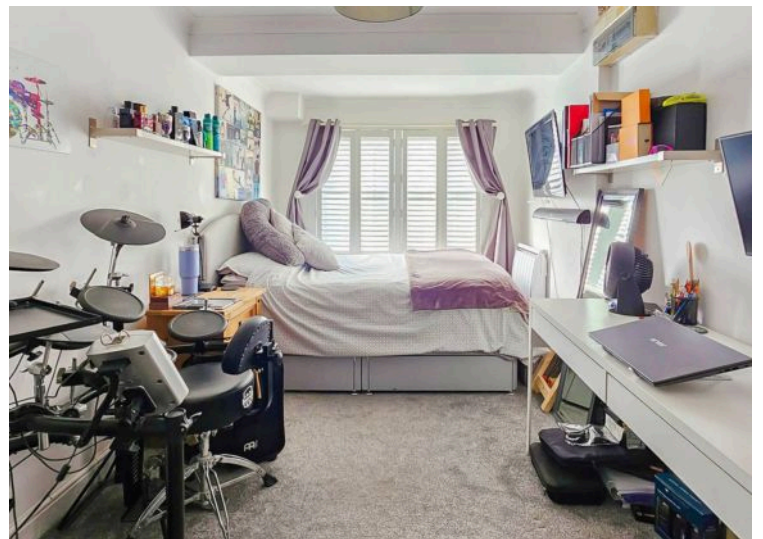
This spacious town house offers versatile accommodation arranged over three floors, making it an ideal home for families or anyone seeking generous living space in a well connected coastal location. Finisterre Way is superbly positioned between Littlehampton and Rustington, with the seafront within walking distance, two mainline train stations close by, and excellent transport links nearby. A range of local amenities are also easily accessible, making this a highly convenient and popular setting.

The ground floor comprises a kitchen and dining area with direct access onto the rear garden, creating a practical everyday living space. The converted garage provides a flexible room which can be used as a third bedroom or an additional reception room, ideal as a family snug or home office. A useful WC completes this level.

The first floor offers a formal lounge which enjoys access to a private west facing balcony, perfect for afternoon and evening sun. This floor also features the main bedroom, which benefits from its own en suite shower room. On the top floor are three further bedrooms, all well proportioned, along with a family bathroom serving this level.

Outside, the property benefits from off road parking to the front. To the rear is an enclosed garden with patio seating area and lawn, providing a pleasant outdoor space for both relaxing and entertaining.









#### **Kitchen / Diner**

#### **Lounge**

11' 9" x 14' 8" (3.57m x 4.46m)

#### **Ground Floor Reception Room**

16' 6" x 7' 10" (5.02m x 2.38m)

#### **Bedroom 1**

10' 6" x 14' 8" (3.19m x 4.46m)

#### **Bedroom 2**

14' 8" x 11' 10" (4.46m x 3.61m)

#### **Bedroom 3**

14' 9" x 10' 6" (4.49m x 3.20m)

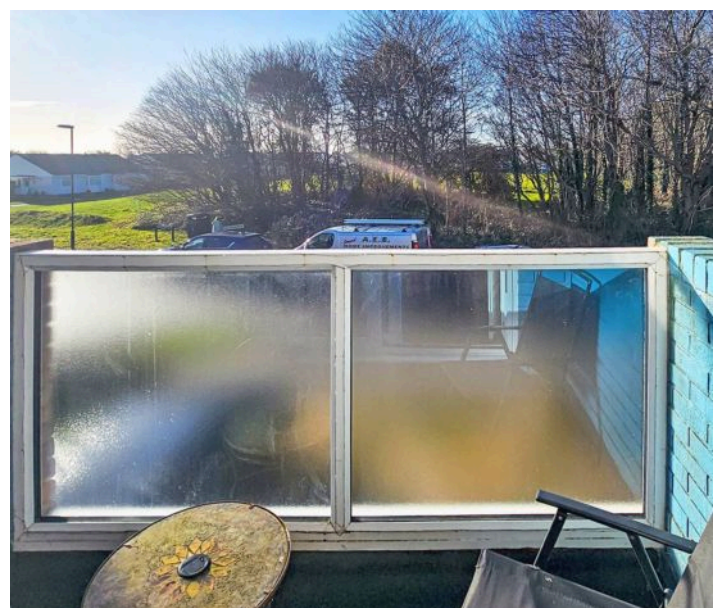
#### **Bedroom 4**

10' 5" x 6' 3" (3.17m x 1.91m)

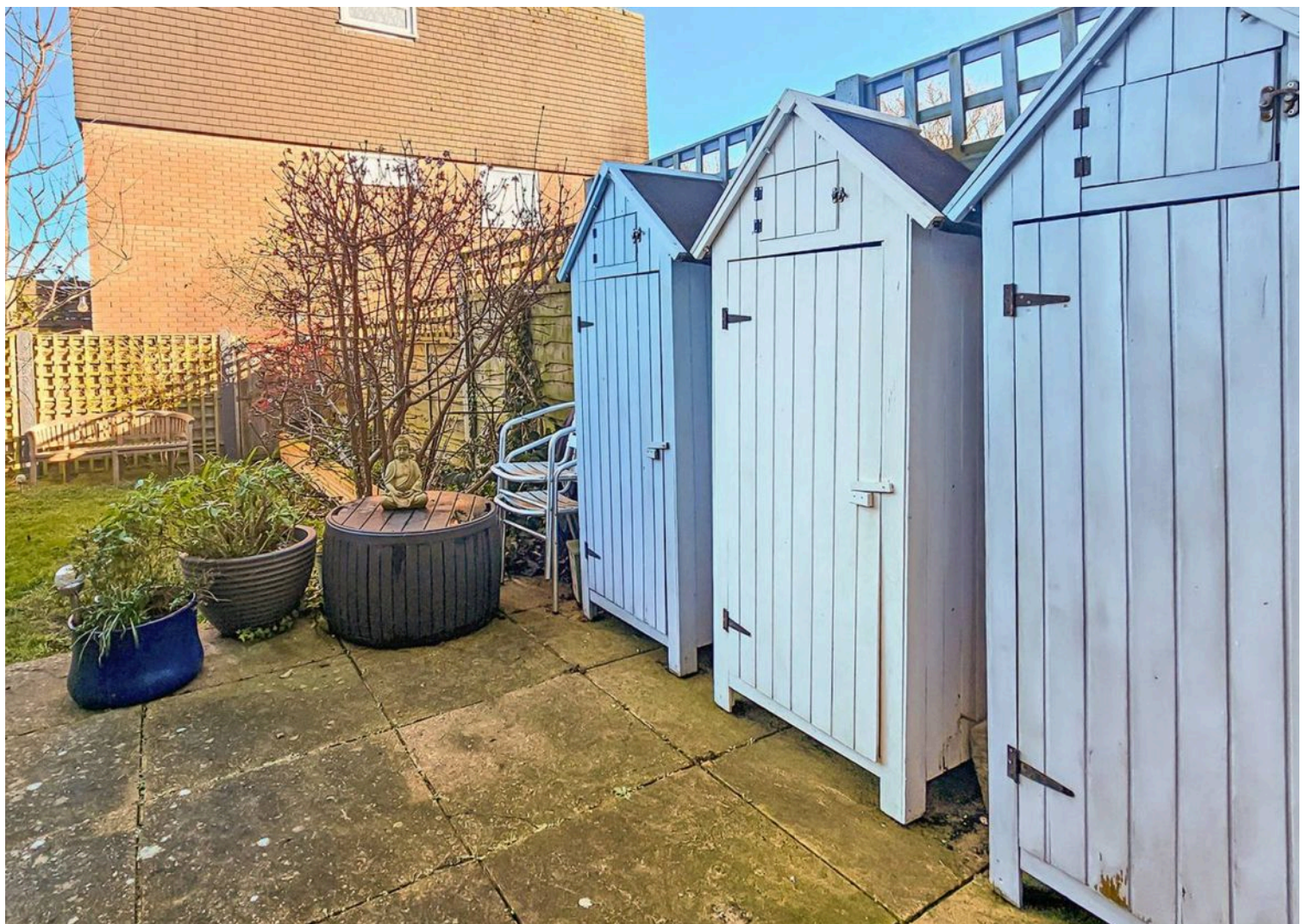
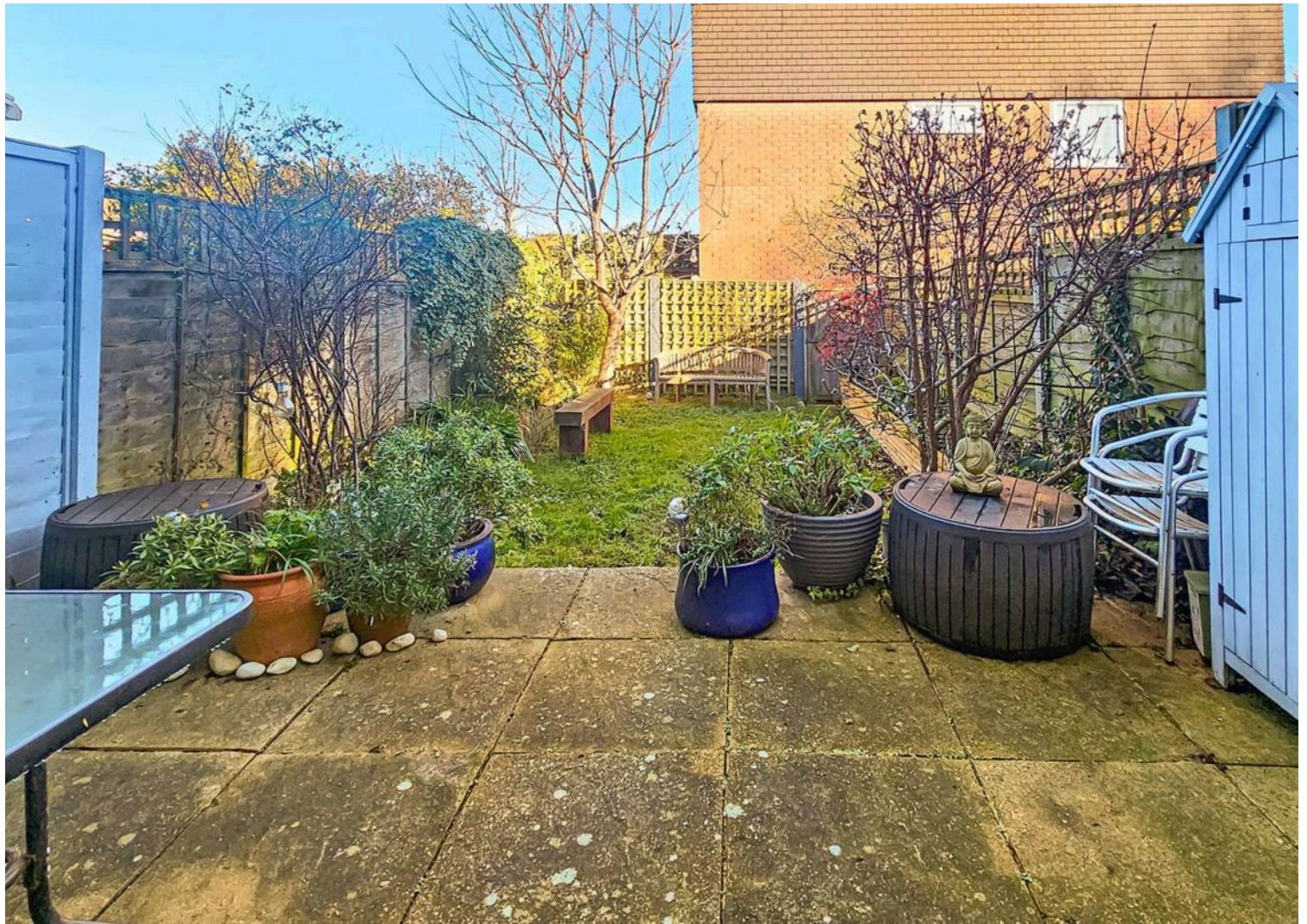
Council Tax band: D

Tenure: Freehold

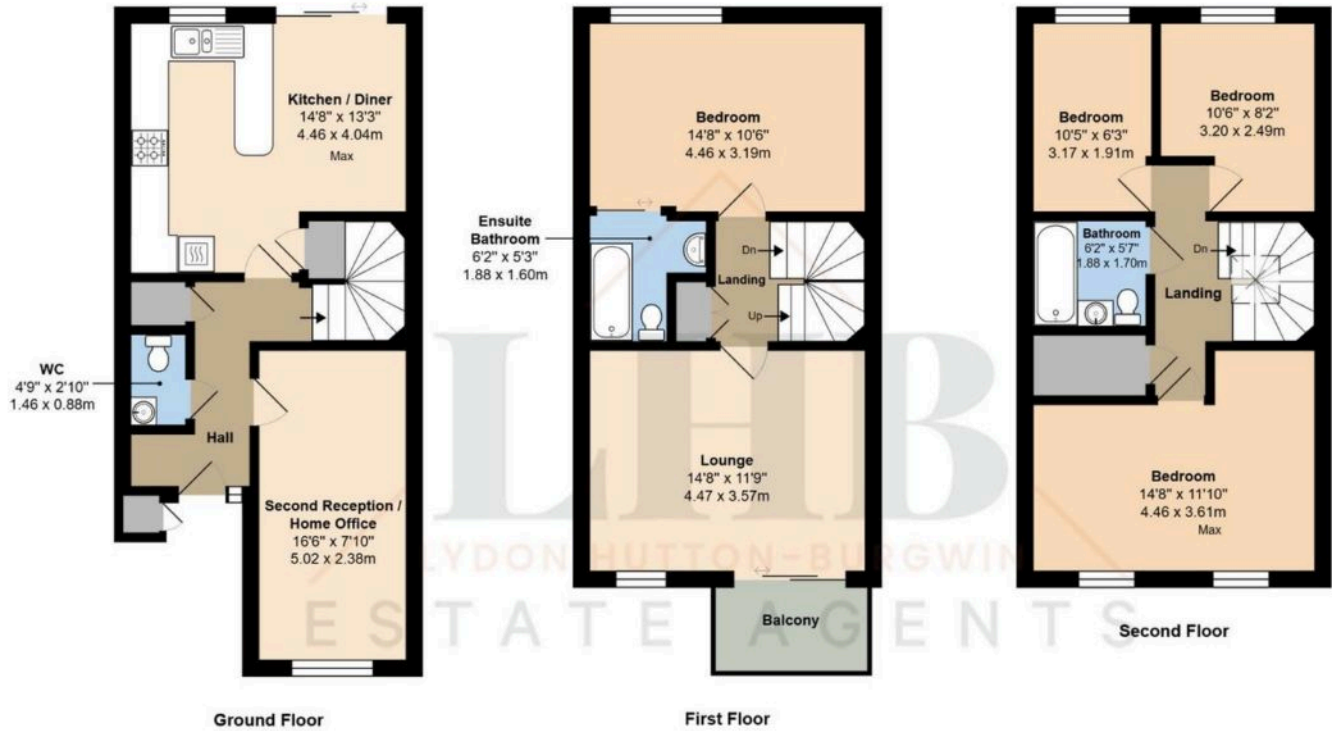
EPC Energy Efficiency Rating: D











Total Area: 1302 ft² ... 121.0 m² (Excluding Balcony)

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