



## 6 Fairlead, Littlehampton - BN17 6QZ

£550,000 £550,000 Asking Price | Freehold

Stunning coastal location just moments from the beach and seafront • Fantastic long-term family home with flexible living throughout • Spacious lounge and generous family/dining room ideal for modern living • Well-appointed kitchen with adjoining utility room • Additional versatile ground floor rooms perfect for study, guests or hobbies • Four well-proportioned bedrooms, with two enjoying beautiful sea views • Attractive rear garden with patio pergola area and raised decked terrace, plus front vegetable garden • Garage, carport and off-road parking for two to three vehicles



Set in a truly stunning coastal location, this fantastic long-term family home offers flexible living in abundance and an exceptional opportunity to enjoy seaside living at its very best. Just moments from the beach and seafront, the property provides a wonderful balance of comfort and practicality, with generous living areas that include a bright lounge, a welcoming family/dining space, and a well-appointed kitchen with adjoining utility.

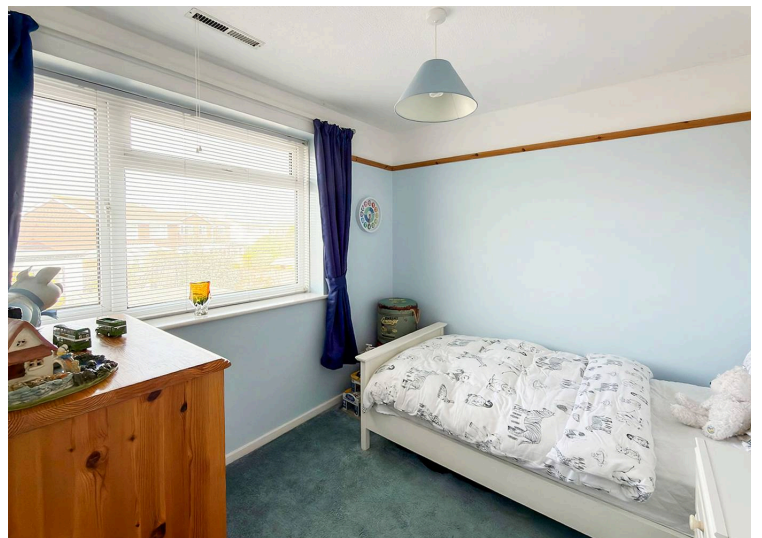
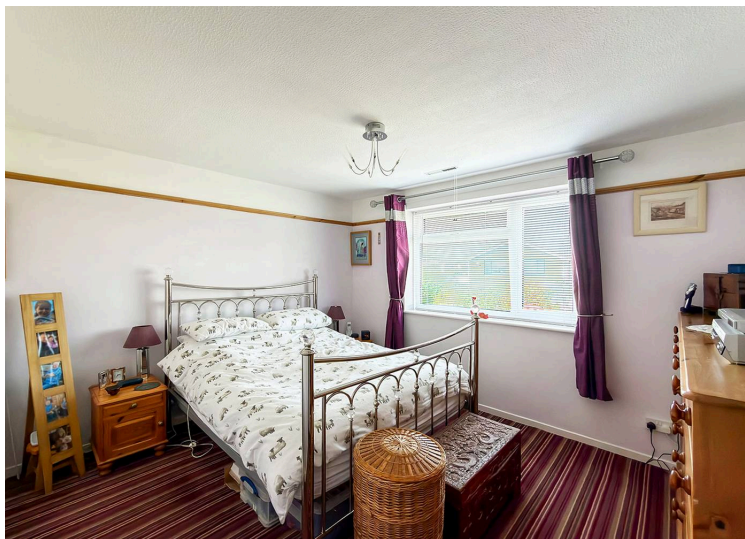
Additional ground floor rooms offer versatility for a study, guest accommodation, or hobbies, making it perfectly suited to evolving family needs. Upstairs, the home continues to impress with four well-proportioned bedrooms, two of which enjoy beautiful sea views, creating a calming and scenic retreat. The property is complemented by a beautiful rear garden featuring a patio pergola area, ideal for outdoor entertaining, along with a raised decked terrace.

To the front, a vegetable garden adds further charm, while off-road parking for two to three vehicles, along with the garage and carport, enhances the practicality of this superb coastal home. Perfectly positioned, the home is within easy reach of Rustington Village with its vast array of shops, eateries and amenities, Littlehampton High Street and train station, riverfront and the beach. A wide choice of larger retailers and supermarkets, including Next, Dunelm, Sainsbury's, Waitrose, Morrisons and Aldi, are also conveniently nearby.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D





**Kitchen**  
11' 10" x 8' 7" (3.61m x 2.62m)

**Living Room**  
19' 11" x 12' 3" (6.07m x 3.73m)

**Family Dining Room**  
13' 5" x 9' 11" (4.09m x 3.02m)

**Study**  
8' 0" x 7' 8" (2.44m x 2.34m)

**Utility Room**  
9' 11" x 7' 2" (3.02m x 2.18m)

**Storage Room**  
8' 11" x 8' 2" (2.72m x 2.49m)

**Bedroom 1**  
12' 4" x 10' 6" (3.76m x 3.20m)

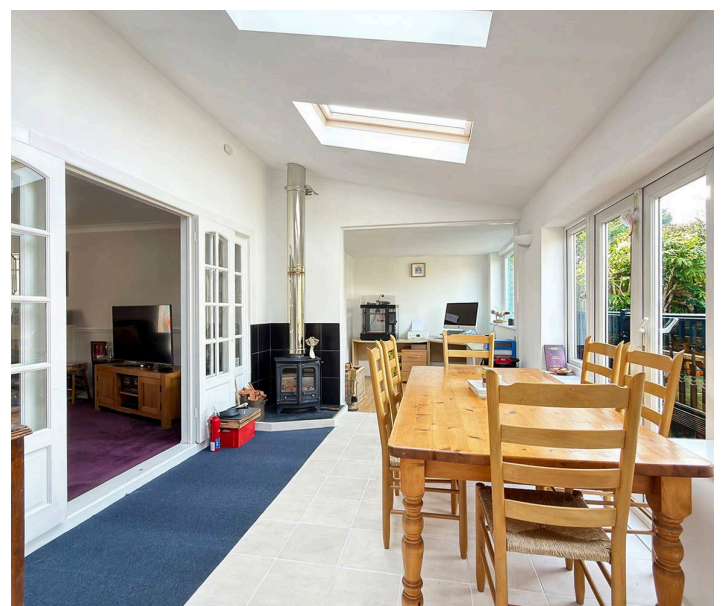
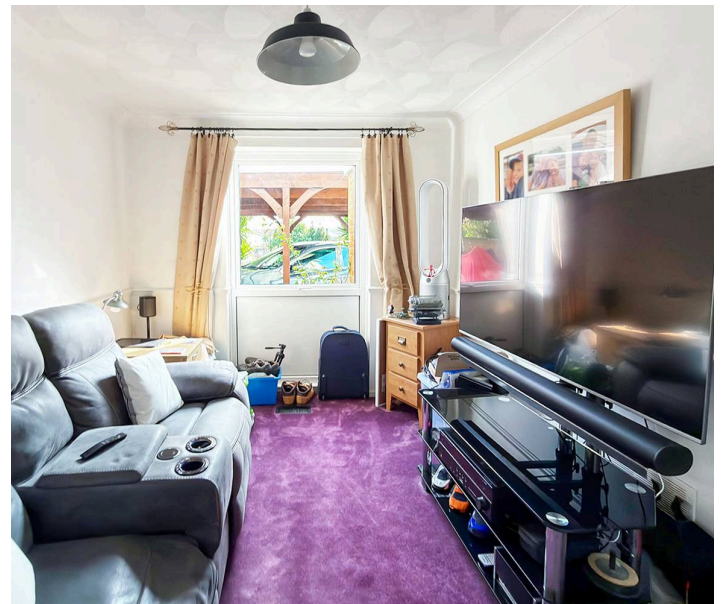
**Bedroom 2**  
11' 10" x 9' 3" (3.61m x 2.82m)

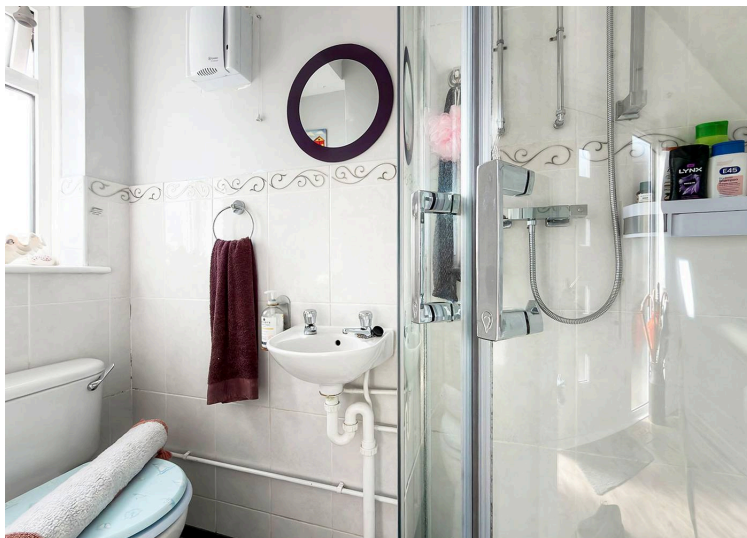
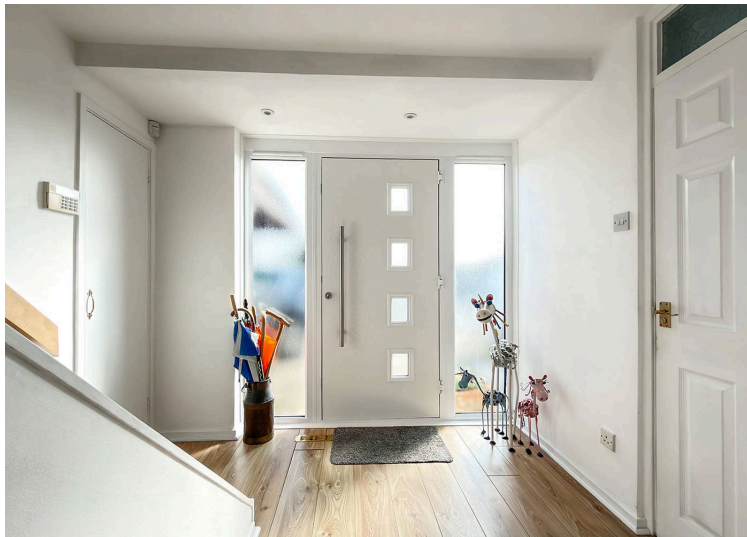
**Bedroom 3**  
8' 10" x 8' 7" (2.69m x 2.62m)

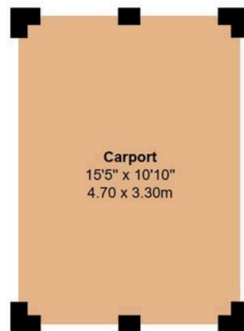
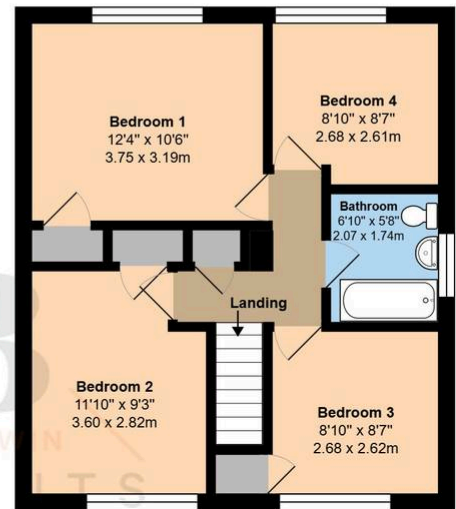
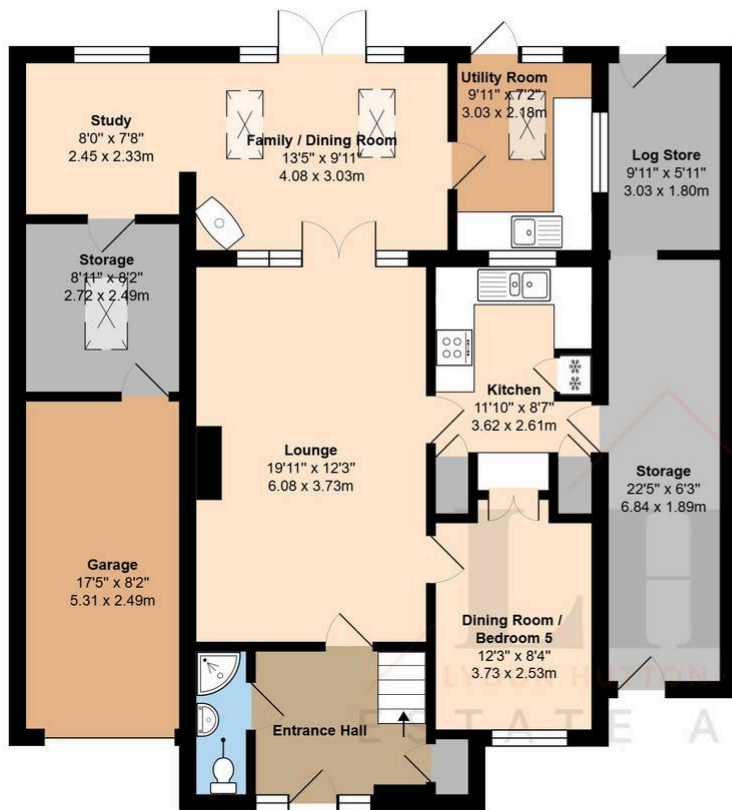
**Bedroom 4**  
8' 10" x 8' 7" (2.69m x 2.62m)

**Shower Room**

**Bathroom**







Total Area: 2050 ft<sup>2</sup> ... 190.5 m<sup>2</sup> (Includes Garage, Carport & Storage)

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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