





16 Neptune Way, Littlehampton - BN17 6NY

£575,000 Freehold

Spacious detached home with three double bedrooms • Offered to the market chain free • Popular South Beaumont location, close to the beach and Mewsbrook Park • Sociable semi-open-plan lounge, dining area and kitchen • Luxurious family bathroom with freestanding bath and separate shower • Generous rear garden with decking and a large lawn • Off-road parking for several vehicles • Air source heat pump and solar panels

LHB
LYDON HUTTON-BURGWIN
ESTATE AGENTS



Generous living spaces, three double bedrooms and a large rear garden make this detached home an appealing choice for families seeking space close to the coast. Situated in the popular South Beaumont area, the property is just minutes from the beach and Mewsbrook Park, with the shops and amenities of both Rustington and Littlehampton within easy reach. The home is also offered to the market chain free. The ground floor is particularly suited to family life and entertaining, with a semi-open-plan layout connecting the lounge, dining area and kitchen. This arrangement creates a sociable flow between the rooms while retaining distinct spaces for cooking, relaxing and gathering around the dining table. A large conservatory leading from the lounge provides an additional reception area, offering flexibility as a playroom, a second sitting room or somewhere to unwind overlooking the garden. A separate utility room keeps laundry and everyday household tasks away from the main living accommodation and connects through to the integral garage. Originally designed as a four-bedroom house, the property has been reconfigured by the current owners to provide three double bedrooms and a luxurious family bathroom. The bedrooms are light and bright, with tasteful decoration and newly fitted carpets, while the bathroom features a freestanding bath, a separate shower and a striking finish. Outside, the generous plot provides off-road parking for several vehicles and a substantial rear garden. A decked seating area offers space for outdoor dining, while the large lawn provides plenty of room for children to play and scope for keen gardeners to make their mark. An air source heat pump and solar panels add further appeal to this spacious coastal home. With flexible accommodation, generous outside space and a convenient position between Rustington and Littlehampton, viewing is highly recommended.


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Lounge
16' 6" x 12' 4" (5.03m x 3.76m)

Kitchen / Diner
24' 5" x 8' 7" (7.44m x 2.62m)

Utility Room
9' 6" x 6' 9" (2.90m x 2.06m)

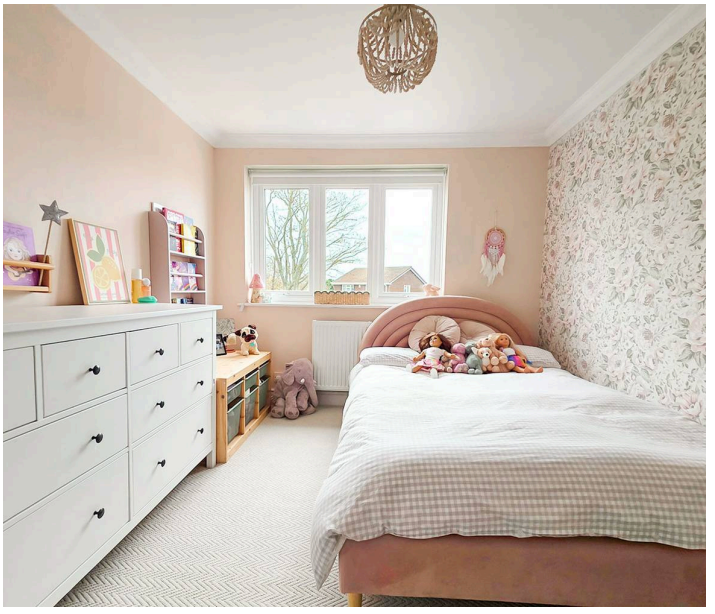
Conservatory
12' 5" x 12' 2" (3.79m x 3.71m)

Bedroom 1
12' 2" x 10' 5" (3.71m x 3.18m)

Bedroom 2
12' 0" x 9' 3" (3.66m x 2.82m)

Bedroom 3
15' 7" x 8' 10" (4.75m x 2.69m)

Bathroom
9' 0" x 8' 5" (2.74m x 2.57m)





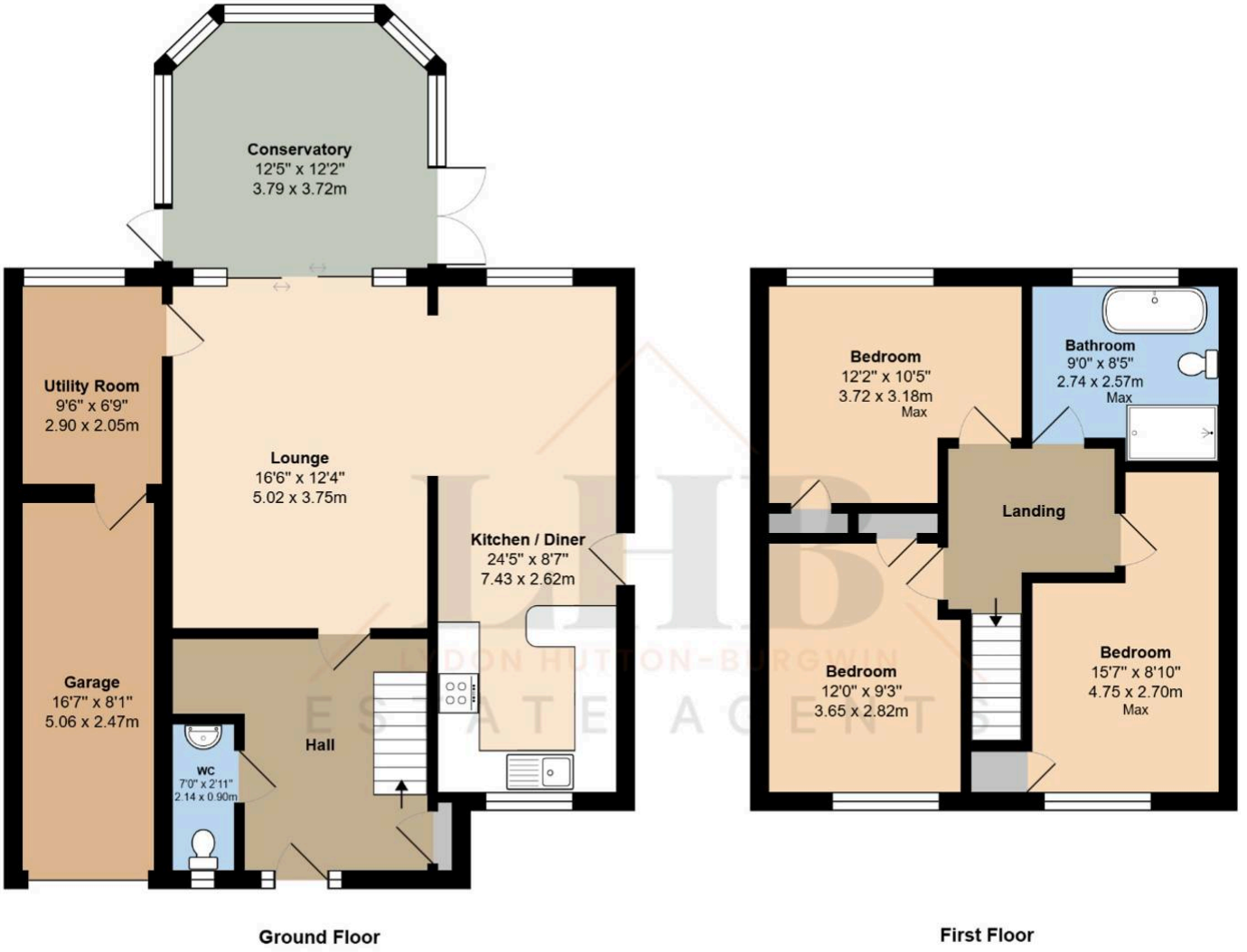
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E







Total Area: 1458 ft² ... 135.4 m² (Includes Garage)

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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