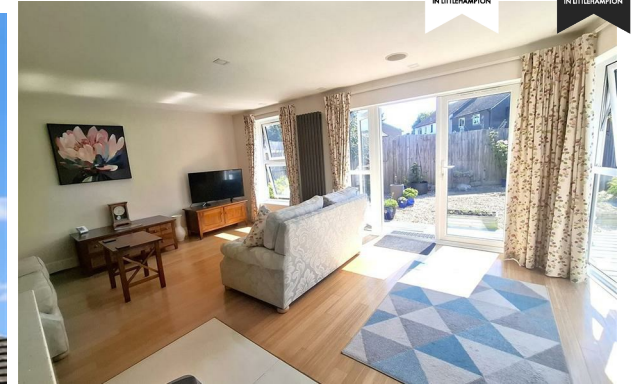




61 Fastnet Way, Littlehampton, BN17 6PW

£350,000

- Superbly Extended Semi Detached Bungalow
- 15'8 Master Bedroom
- 16'9 Garage With Driveway Parking
- Viewing Highly Recommended To Appreciate Quality Of Accommodation
- Popular Beaumont Park Location
- Further Double Bedroom
- Chain Free
- Stunning 26'8x18'6 Open Plan Lounge/Dining/Kitchen
- 10'7x7'2 Superbly Finished Wet Room
- Vacant Possession

61 Fastnet Way, Littlehampton BN17 6PW

Situated in the ever-popular Beaumont Park development, this superbly extended semi-detached bungalow offers beautifully presented, spacious accommodation that is ready to move straight into. The true heart of the home is the stunning 26'8 x 18'6 open-plan lounge, dining and kitchen area, creating a fantastic space for both everyday living and entertaining, with a contemporary finish throughout.

The property further benefits from a generous 15'8 master bedroom, a second double bedroom, and a superbly finished modern wet room. Outside, there is a driveway providing off-road parking leading to a 16'9 garage, together with an attractive, low-maintenance garden.

Offered to the market with vacant possession, no onward chain and presented in excellent decorative order throughout, this is a wonderful opportunity for buyers seeking a high-quality bungalow in a sought-after location. Viewing is highly recommended to fully appreciate the space, finish and quality of accommodation on offer.



Council Tax Band: C

Tenure: Freehold



OPEN PLAN
LIVING/DINING/KITCHEN
26'8x18'6

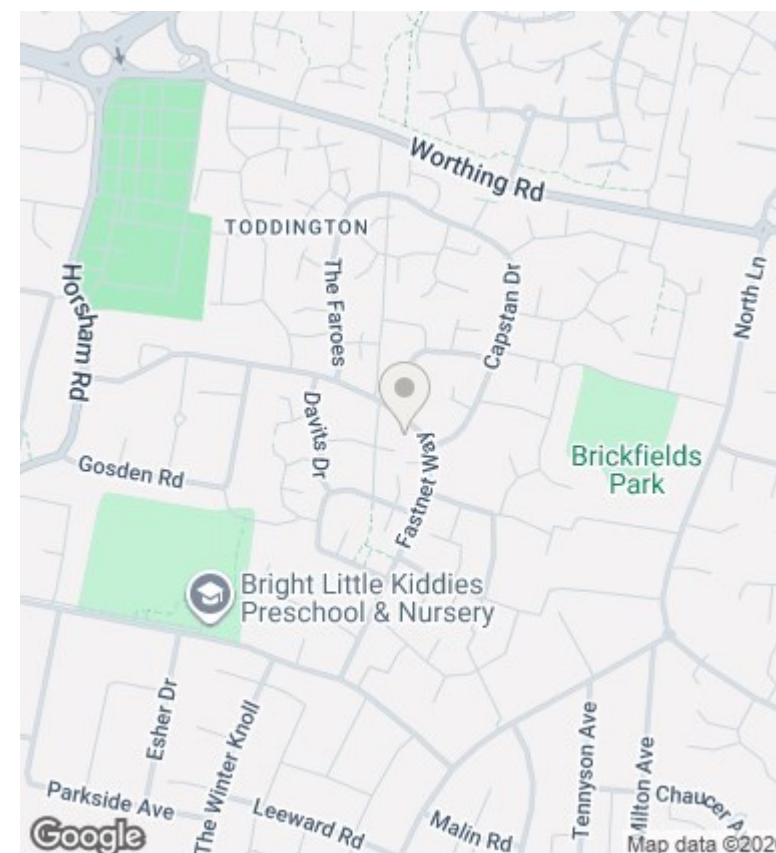
BEDROOM 1
15'8x9'8

BEDROOM 2
11'3x10'5

WET ROOM
10'7x7'2

GARAGE
16'9x8'0





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.