



99 Fastnet Way, Littlehampton, West Sussex, BN17 6RZ £245,000

- Beautifully Presented One Bedroom Semi-Detached House
- Popular Beaumont Park Location
- 17'3 Kitchen/Diner With Solid Oak Flooring & Shutters Featuring "Wren" fitted kitchen
- Driveway Parking & Further Allocated Parking Space To Rear
- Modern Refitted Bathroom With White Suite
- South Westerly Aspect Private Garden With Decking Area & Gated Side Access
- 16'4 Feature Conservatory With Vaulted Roof & Under Floor Heating
- 11'0 x10'5 Twin Aspect bedroom
- 13'8 "Wren" refitted kitchen
- Viewing Highly Recommended To Appreciate Quality Of Accommodation

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Beautifully presented and finished to a high standard throughout, this attractive semi-detached home is ideally situated in the ever-popular Beaumont Park location. The property offers a perfect blend of style, comfort and practicality, making it an ideal first-time purchase or downsize opportunity.

The standout feature of the home is the impressive 16'4 conservatory, complete with a vaulted roof and underfloor heating, creating a superb year-round living space that seamlessly connects to the garden and the spacious kitchen/diner; measuring 17'3 and features a high-quality "Wren" fitted kitchen, solid oak flooring and stylish shutters, providing both a sociable and functional heart to the home.

Upstairs, the double aspect bedroom measures 11'0 x 10'5 and enjoys plenty of natural light, while the modern refitted bathroom boasts a contemporary white suite. Externally, the property benefits from a private south-westerly facing garden with decking area and gated side access, ideal for outdoor entertaining. Parking is well catered for with driveway parking to the front and a further allocated parking space to the rear.

This superb home must be viewed to fully appreciate the quality of accommodation on offer. Viewing is highly recommended.

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Council Tax Band: B

Tenure: Freehold



LOUNGE/CONSERVATORY

16'4x8'6

KITCHEN/DINING ROOM

17'3x10'5

BEDROOM

11'0x10'5

BATHROOM

7'4x5'8

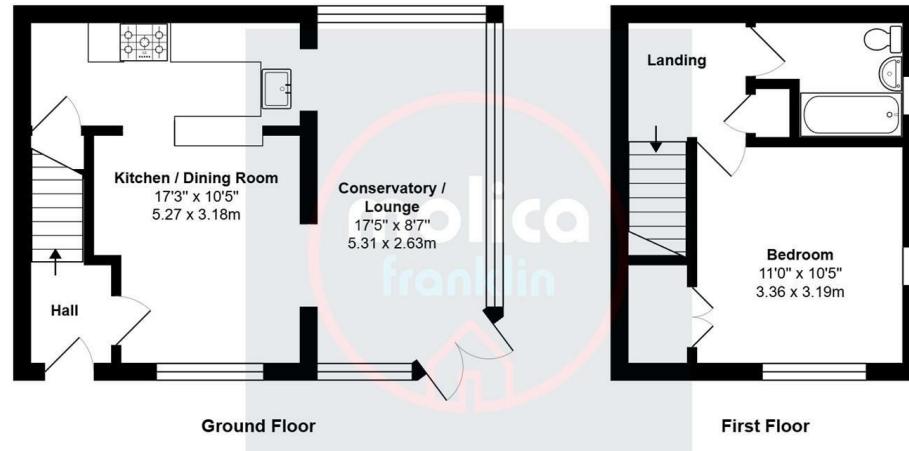
KITCHEN

13'8x5'9

DINING ROOM

10'9x10'5



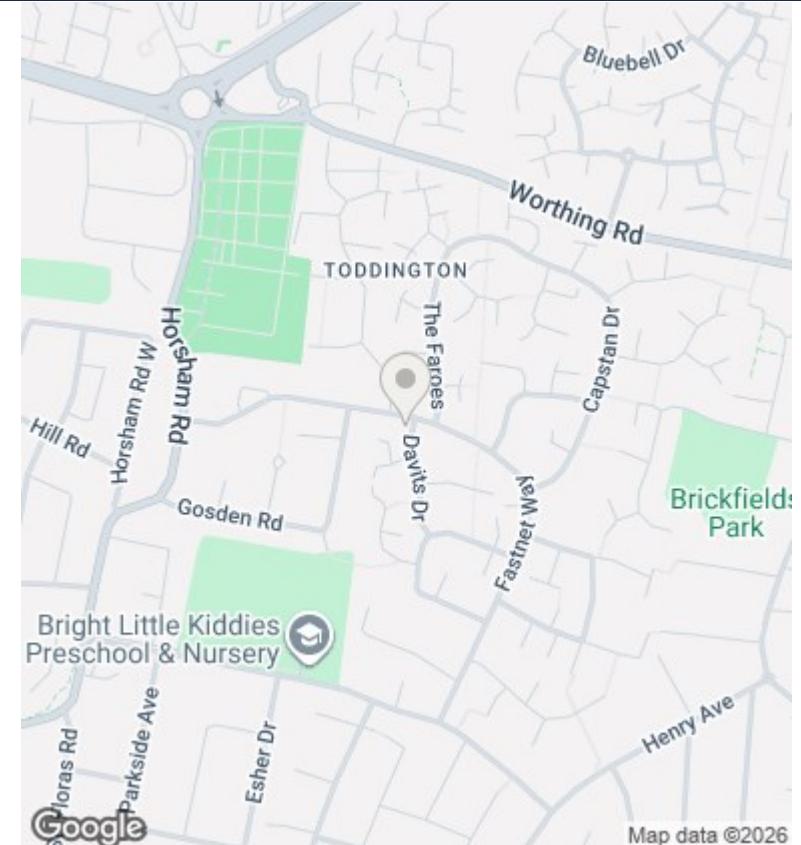


Total Area: 645 ft² ... 59.9 m²

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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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 restuarants 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		
(69-80) C		
(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.