



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
- Viewing Highly Recommended To Appreciate Quality Of Accommodation
- 16'4 Feature Conservatory With Vaulted Roof & Under Floor Heating
- 11'0 x 10'5 Twin Aspect bedroom
- 13'8 "Wren" refitted kitchen

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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.



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

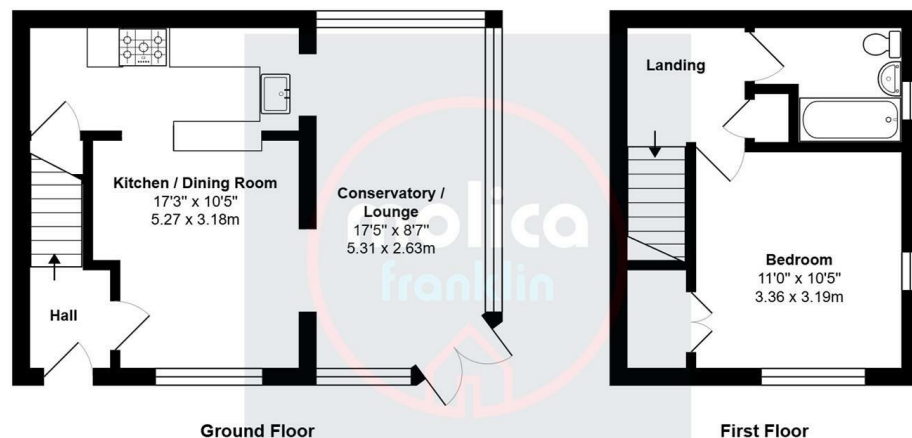
KITCHEN

13'8x5'9

DINING ROOM

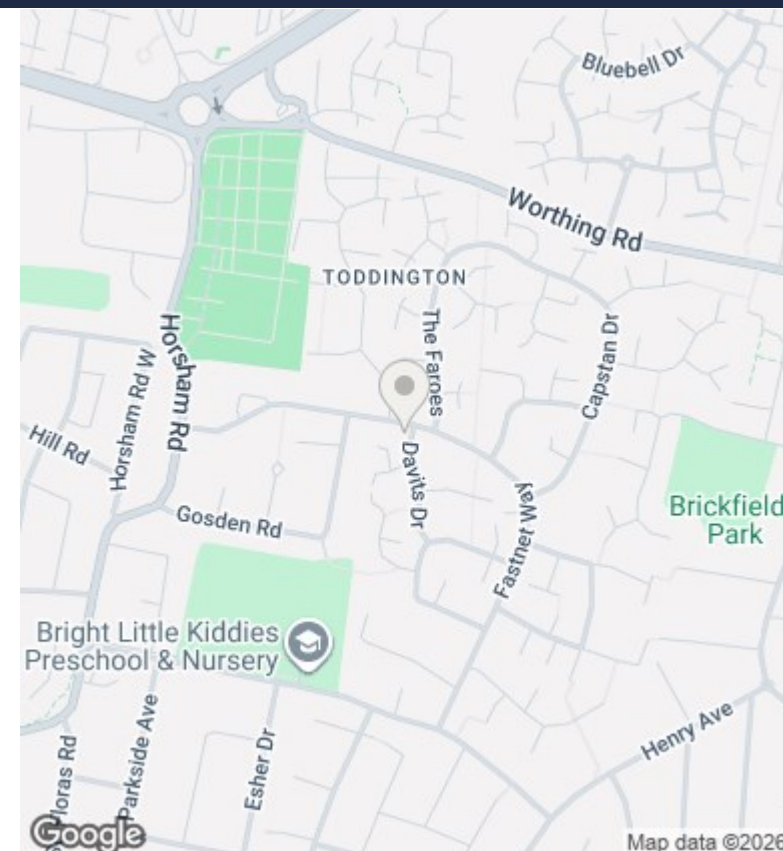
10'9x10'5





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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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		
	75	81
EU Directive 2002/91/EC		
England & Wales		

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.