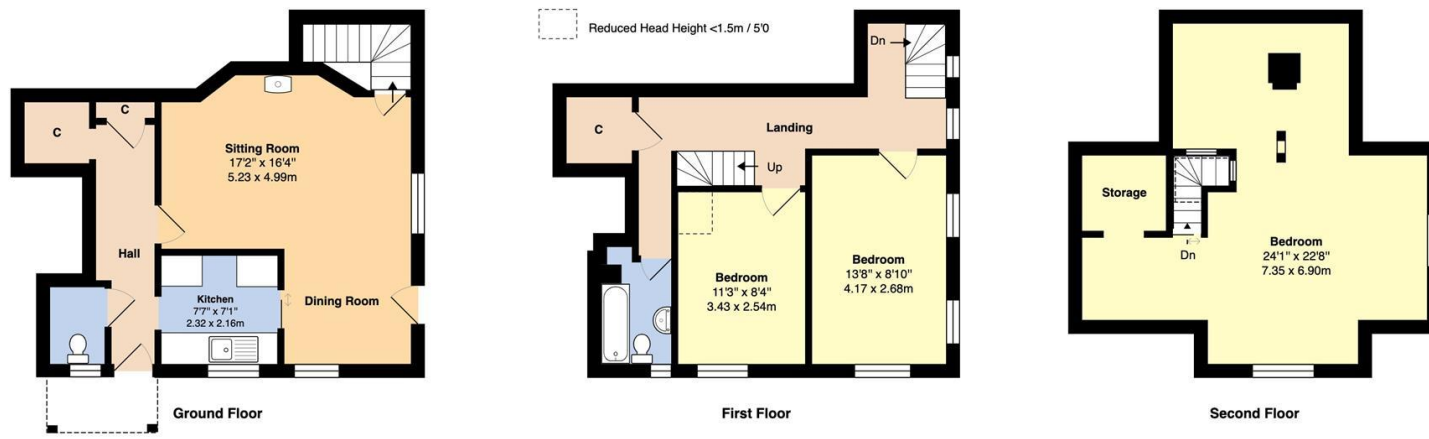


**5 Laburnham Cottage, Main Road  
Yapton, Arundel, West Sussex, BN18 0DX  
'Offers Over' £365,000 - Freehold**

**Glyn-Jones**



Total Area: 1269 ft<sup>2</sup> ... 117.9 m<sup>2</sup>  
 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.  
 Created by Jim 2024

Council Tax Band - C  
 Energy Efficiency Rating - TBC  
 Tenure - Freehold



Glyn-Jones & Company are delighted to introduce this charming Grade II listed attached cottage in a quaint semi-rural location. Dating back to circa 1750, this former workhouse (also known as the poorhouse) now boasts flint elevations and is nestled in a conservation area, preserving its' rich local history and tranquillity alike.

Upon entering the gated shrub-bordered path, viewers will step inside to be immediately greeted by the property's charm with the feature exposed timber, latch doors and some sash windows creating a quintessential cottage feel. The lounge/diner is complete with an inviting inglenook fireplace housing a 'Chilli Penguin' wood burner, ideal for those cozy nights in. The shaker style fitted kitchen features modern acrylic worktops yet the character remains with the butler sink and stable style door. A separate utility area with WC adds practicality. On the first floor, there are two double bedrooms along with a family bathroom and storage cupboard. Beyond this, the top floor is home to the master bedroom with a wealth of storage space and the potential to become a master suite if a prospective purchaser wishes to install an en-suite bathroom on this floor (subject to the necessary consents).

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

**Glyn-Jones**

Littlehampton Office  
 01903 739000  
 littlehampton@glyn-jones.com

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**5 Laburnham Cottage, Main Road, Yapton, Arundel, West Sussex, BN18 0DX**  
**'Offers Over' £365,000 - Freehold**



This attached cottage is a rare find, offering prospective purchasers the chance to put their stamp on a property in need of some cosmetic updating but with plenty of character.

Do not miss the opportunity to view this unique home in a desirable location. Contact us today to arrange a viewing.



Outside, a 100ft (approx.) garden awaits, complete with; fruit trees, mature shrubs and a delightful patio area with useful hot and cold water supply. The garden offers plenty of space to enjoy summer evenings with the whole family. A brick built outbuilding provides ample storage space for keen gardeners. Parking is made easy with a shared driveway and garage with up-and-over door.

In the heart of Yapton village, residents can enjoy a true sense of community and local amenities within walking distance. The surrounding area offers scenic walks, countryside views, and easy access to nearby towns such as Arundel and Chichester. Local bus routes provide accessibility to nearby coastal villages and beyond. The area is steeped in local history with local archives directly referencing Laburnum Cottages. It is thought that in 1745 local overseers bought a "tenement, shop and orchard" and in 1818 a new poorhouse was built in the orchard which is now known as Laburnum Cottages.



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