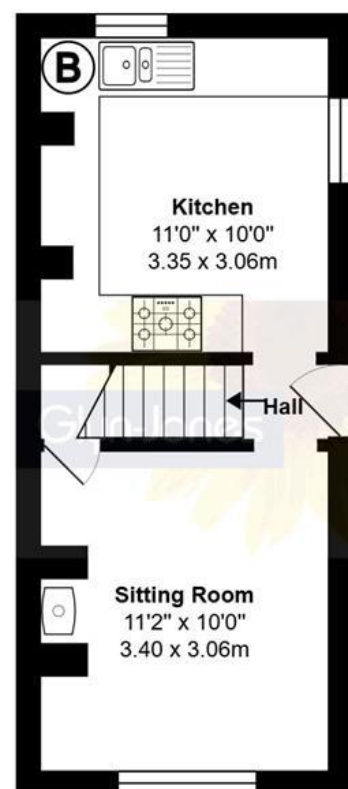
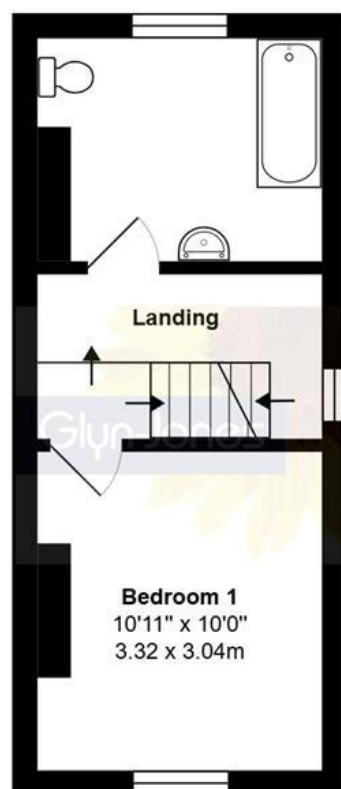




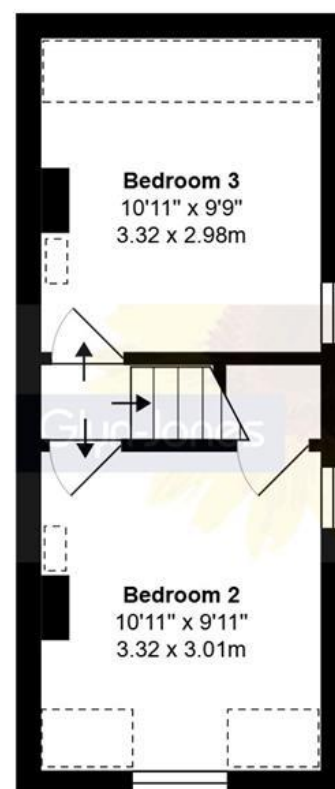
= Reduced
Headroom
<1.5 / 5'



Ground Floor



First Floor



Second Floor

Total Area: 763 ft² ... 70.9 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.
Created by 1st Image 2025

Council Tax Band - C
Energy Efficiency Rating – E

WITH OVER...



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.



BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

**2 Portland Head Cottages,
Bilsham Road, Yapton, Arundel BN18 0JG
£265,000 - Freehold**

Glyn-Jones



Glyn-Jones and Company are delighted to present for sale this beautifully presented three-bedroom Victorian cottage, offering versatile accommodation arranged over three floors. Rich in character and charm, the property has also benefitted from a number of recent improvements, making it an ideal blend of period style and modern convenience.

On the ground floor, a welcoming entrance hall leads to a cosy sitting room featuring a striking working log burner—perfect for relaxing evenings. The adjacent shaker-style fitted kitchen includes ample space for a breakfast table and chairs, providing a practical and homely space for everyday living. The first floor comprises a generous master bedroom and a stunning newly fitted bathroom (2024), which features a freestanding bath with shower over and stylish aqua boarding for a contemporary finish. Two further bedrooms are located on the second floor, offering flexible accommodation ideal for guests, children, or use as a home office.

BOGNOR REGIS EAST PRESTON LITTLEHAMPTON RUSTINGTON WEST WORTHING

2 Portland Head Cottages, Bilsham Road, Yapton, Arundel BN18 0JG
£265,000 - Freehold



The property benefits from a number of significant recent improvements including a new bathroom (2024), replaced boiler (2025), upgraded consumer unit (2025), and ground floor damp works carried out in January 2025 with guarantees in place. Additional features include gas-fired central heating and double glazing throughout.

To the rear of the property is an enclosed, low-maintenance, south-east facing courtyard garden—perfect for enjoying morning sunshine. A large timber shed provides useful outdoor storage.

Portland Head Cottages is located a short walk from a local shops and the centre of Yapton. The village offers a Co-op general store with Post Office, a community hall and playing field, church, public house and primary school. A short drive away are the beaches at Climping, and further afield is the larger coastal town of Littlehampton. A bus service runs to the local villages and to Bognor and Chichester. There is a main line railway station at the neighbouring village of Barnham, approximately a mile away, with services to London Victoria, Brighton and Portsmouth. Barnham also offers a wider range of shops, primary and secondary school, amongst its amenities. The cathedral city centre of Chichester is located to the west and offers a comprehensive pedestrianised shopping precinct and good range of facilities including the renowned Festival Theatre, Pallant House Gallery and numerous bars and restaurants. Goodwood Estate lies to the north with its horse racing, golf courses and historic Revival and Festival of Speed motor meetings.

