



Jasmine Cottage, Toddington Lane, Littlehampton, BN17 6JT

£335,000 - Freehold



Total Approx. Floor Area 742 ft² ... 68.9 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 any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Prepared by 1st Image 2025

Tenure – Freehold
Council Tax Band – D
Energy Efficiency Rating – E 52
You are advised to have this confirmed by your legal representative at your earliest opportunity.



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 & Company are delighted to offer for sale this rare opportunity to purchase an extended semi-detached cottage boasting attractive flint elevations and a wealth of charm and character, which is believed to date back to circa 1850.

The accommodation comprises an entrance porch providing excellent space for coats and shoes, a welcoming living room featuring a fireplace, a fitted kitchen complete with Butler sink, a second lounge/dining room overlooking the rear garden and a bathroom with a feature freestanding bath as well as a separate shower.

Upstairs there are good sized bedrooms.

Further benefits include gas fired central heating with feature pillar-style radiators, and leaded light-style double glazing throughout.

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Outside, the property enjoys a large rear garden featuring a small patio area with steps leading to an expansive lawn surrounded by mature shrubs and bushes, providing an excellent degree of privacy. In addition, there is a summer house/garden cabin equipped with portable heaters, overhead lighting, and power which would make an ideal for use as a home office or hobby space.

To the front, there is off-road parking, and the property is offered with **NO FORWARD CHAIN**.

Toddington Lane is located to the north of Littlehampton town, placing it ideal for commuting, with easy access to truck roads A259, A27 and A29 providing routes to Worthing, Brighton and Chichester. The historic town of Arundel can be found within approximately 3 miles and the village of Rustington is a similar distance. Mainline railway stations can be found at both Littlehampton and Arundel with a regular commuter service to London Victoria (approx. 90 minutes).

The town of Littlehampton offers extensive amenities with leisure facilities centred around the seafront and the River Arun, including the recently redeveloped 'Wave' leisure centre, seafront cafes and watersports. An 18 hole links golf course can be found on the west side of the River Arun, along with West Beach sand dunes and marine conservation area.

