



Brickyard Cottages Long Furlong | Clapham | BN13 3XU

Guide Price **£450,000**



An immaculate four-bedroom semi-rural home built in 2020, nestled within the South Downs National Park. This beautifully presented home offers a spacious open-plan triple-aspect lounge/diner with French doors to the garden, ground floor cloakroom, three first-floor bedrooms including en-suite to bedroom one, modern family bathroom, and a stunning dual-aspect top-floor bedroom with countryside views and walk-in wardrobe. Externally, the property boasts off-road parking for two, visitor bays, and a private lawned rear garden with patio and shed. Set within an exclusive cul-de-sac with easy access to Findon, Angmering, A24/A27 and local villages.



Key Features

- Stylish Four Bedroom Home
- Open Plan Triple Aspect Lounge/Kitchen/Diner
- Contemporary Design & High Quality Finishes
- Spacious Kitchen With Sleek Units
- En-Suite to Master Bedroom
- Ground Floor Cloakroom/WC
- Built in 2020
- Manicured Rear Garden
- Off Road Parking
- Semi-Rural Countryside Location



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

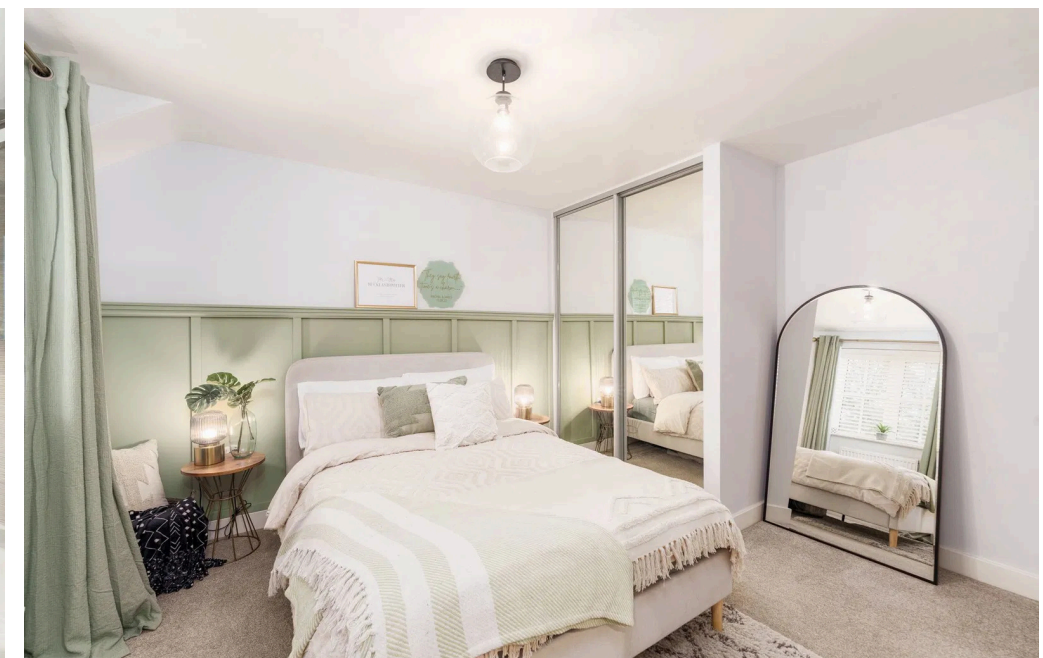
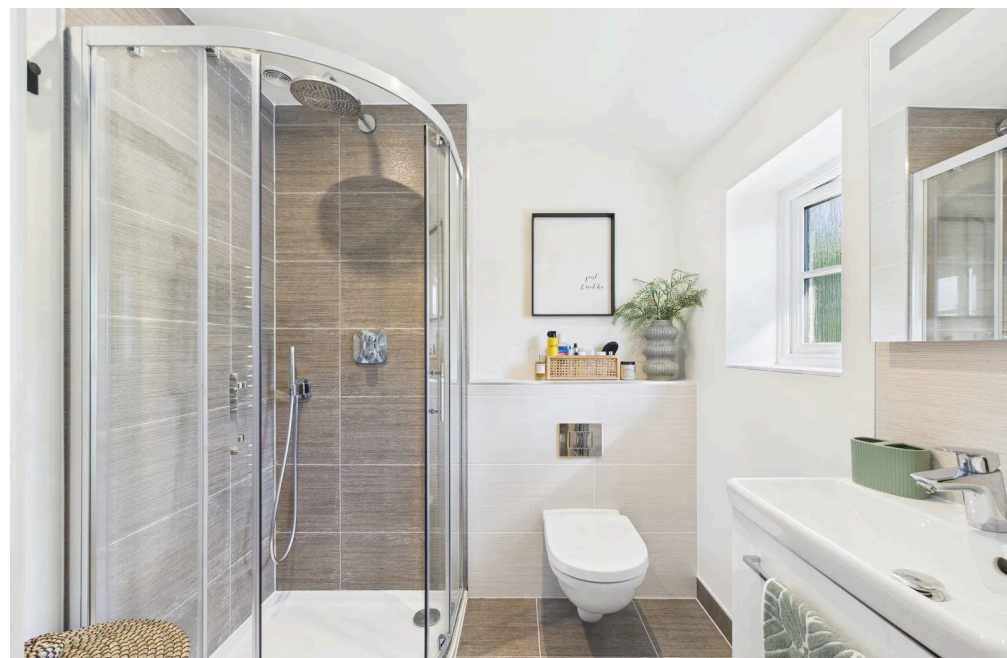
This immaculately presented family home boasts a stunning, light-filled triple-aspect open-plan lounge and dining area — the true heart of the home. Designed with both style and comfort in mind, this extensive space features bespoke cabinetry, an elegant feature fireplace, and tasteful panelled wall detailing that together create a warm and sophisticated ambiance. Generously proportioned, the room easily accommodates both a full-size dining suite and relaxed seating area, while French doors open directly onto the rear garden, blending indoor and outdoor living seamlessly. The space flows seamlessly into the sleek, contemporary kitchen, beautifully appointed with a range of streamlined base and wall units, elegant quartz worktops, and a full compliment of premium integrated appliances — all thoughtfully framed by modern cabinetry for a sophisticated and highly functional finish. The layout has been thoughtfully designed for both aesthetic appeal and everyday functionality, with modern cabinetry offering clean lines and clever storage solutions. A walk-in cupboard provides additional storage and space for a tumble dryer, and a stylish ground floor cloakroom/WC completes the ground floor accommodation. Upstairs - the first floor offers three bedrooms, two with fitted wardrobes. The principal suite is particularly impressive, complete with a stylish en-suite shower room and elegant finishes. A beautifully presented family bathroom serves the remaining bedrooms. The second floor hosts a spacious fourth bedroom, offering lovely countryside views, a walk-in wardrobe, an ideal retreat or guest suite.

EXTERNAL

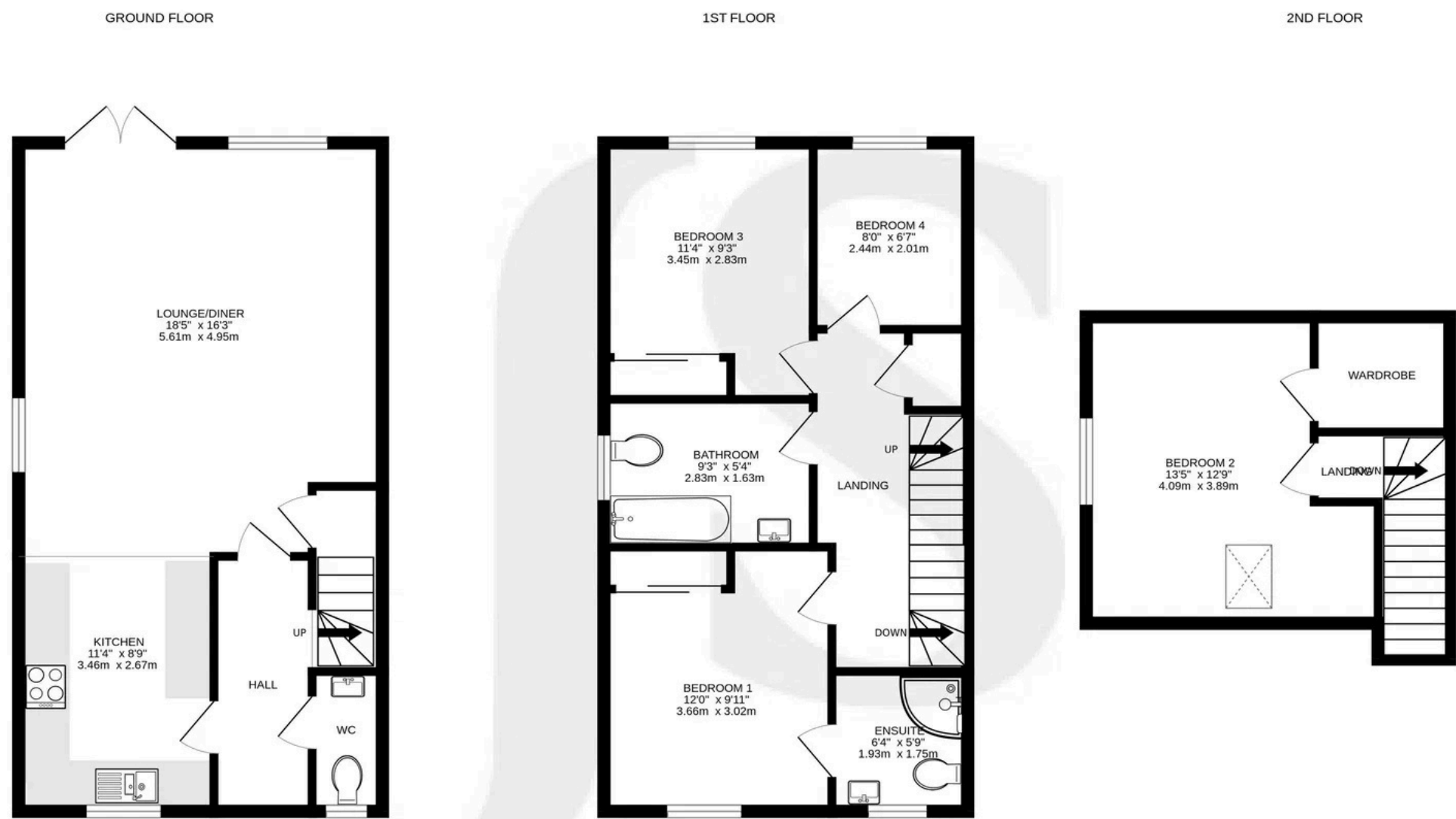
Built in 2020 by the renowned 'Holmes Southern Developments', Brickyard Cottages represent an exclusive collection of high-quality homes with exceptional attention to detail. This property is set within a private cul-de-sac in a picturesque semi-rural location, with a nod to local heritage – the development is named after the historic Clapham Common Brick and Tile Works. The home benefits from a block-paved driveway with off-road parking for two vehicles and access to four shared visitor bays within the development. The rear garden is mainly laid to lawn, bordered by shingle and planting, with a patio area ideal for al fresco dining, a useful garden shed, and gated side access.

SITUATED

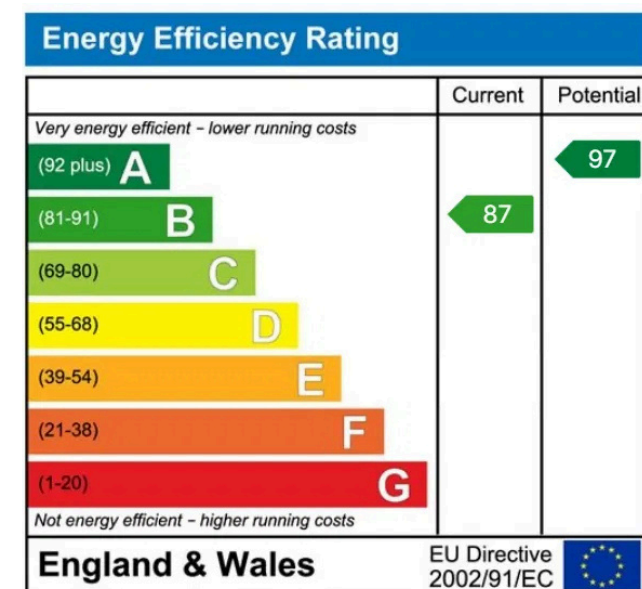
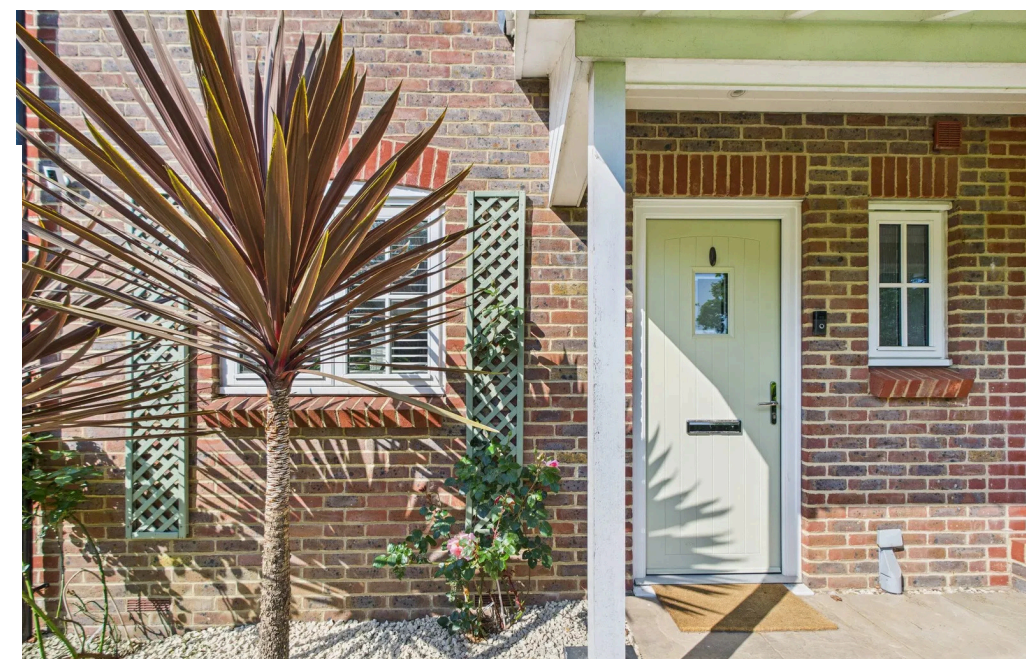
Perfectly positioned on Long Furlong within the South Downs National Park, this home enjoys the best of countryside living with excellent connectivity. The charming villages of Clapham and Patching are within walking distance, offering scenic footpaths, a village green with tea rooms, and a welcoming local primary school and village hall. The vibrant communities of Findon and Angmering are just a few miles away, providing a range of shops, pubs, restaurants, and amenities. Angmering railway station is nearby for easy London and coastal connections, and road links via the A24 and A27 make commuting to Arundel, Chichester, Worthing, and Brighton simple. East Preston beach is also just a short drive away, offering coastal charm alongside countryside beauty.



To book a viewing contact us on: 01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor area as quoted by EPC: 1194 SqFt

Tenure: Freehold

Council tax band: E

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