



Church Close | Clapham | BN13 3XP
Offers Over **£575,000**



Spacious and well presented four bedroom detached house. Benefitting from lounge/diner, conservatory and further reception room, fitted kitchen and en-suite to main bedroom. Externally, integral garage, off road parking and pretty gardens..



Key Features

- Detached House
- Four Bedrooms
- Two Bedrooms
- Spacious Living Room
- Kitchen and Separate Dining Room
- Conservatory
- Enclosed Rear Garden
- Countryside Views
- Garage and Off Road Parking
- Semi Rural Location



4 Bedrooms



2 Bathroom



2 Reception Rooms

INTERNAL

From the entrance hall you are welcomed into a bright space with refurbished parquet flooring, which continues into the living room through French glazed doors. The living room features a open fireplace as its focal point, a large window overlooking the rear garden, and access to the conservatory, which in turn leads directly outside.

The kitchen offers a good range of wooden shaker-style units with space for appliances. A convenient door opens to the garden, while a large serving hatch connects to the dining room, providing both practicality and far-reaching views across the Sussex Downs. The dining room sits adjacent to the kitchen and benefits from a generous window, filling the space with natural light and those same wonderful views.

Completing the ground floor is a handy W.C, a built-in storage cupboard, and access to the integral garage. One end of the garage houses the boiler, fridge, and space for further utilities, while the remainder provides excellent storage with the addition of a mezzanine level and an electric up-and-over door.

Upstairs, there are four generous double bedrooms, with the main bedroom enjoying its own en suite shower room. The family bathroom includes a fitted suite with a bath and shower over.

EXTERNAL

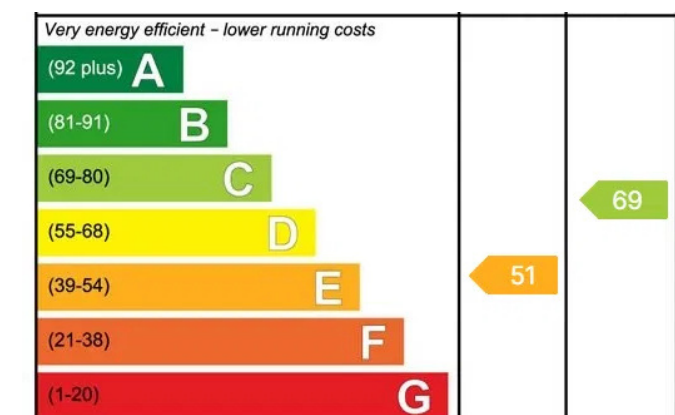
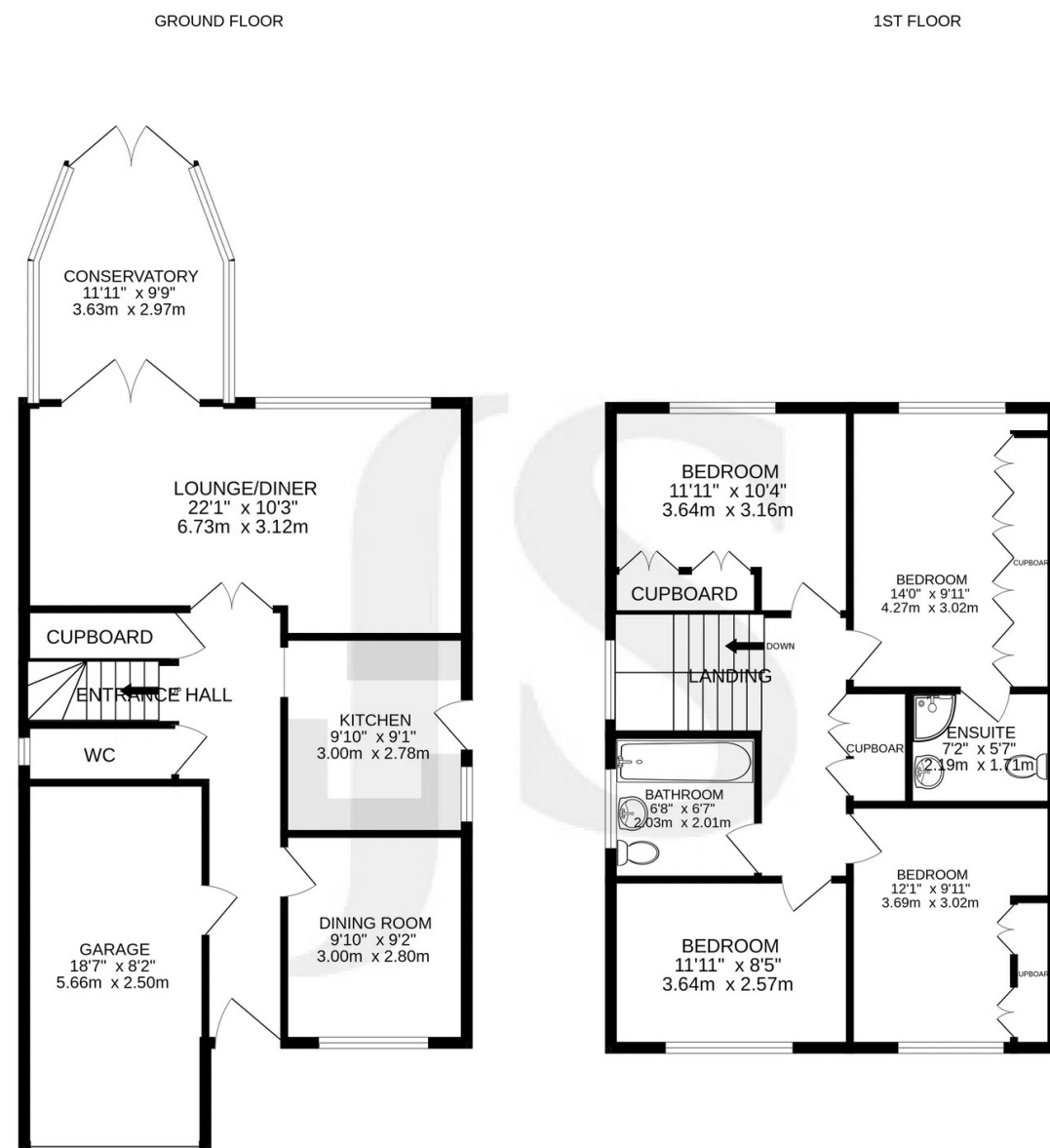
Outside, the rear garden is part paved and part lawn, with a wooden summer house and a brick-built BBQ oven — perfect for outdoor entertaining. To the front, beautifully stocked flower beds surround a lawned area, while a paved driveway provides off-road parking for two vehicles.

SITUATED

Perfectly positioned 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



Property Details:

Floor area as quoted by EPC: 1335 SqFt

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.