

Freehold - Offers In Excess Of £400,000



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Description

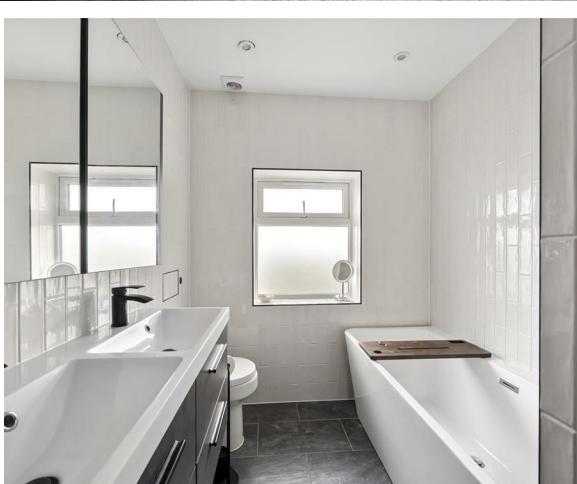
We are proud to present this beautifully presented three bedroom terraced home, ideally located in the semi-rural setting of Clapham Common within the South Downs National Park. Offering a true slice of country living in peaceful surroundings, the property also benefits from excellent transport links, with the A27 close by providing easy access east towards Worthing or west to the historic market town of Arundel and beyond to Chichester.

The accommodation is arranged over three floors and comprises a welcoming entrance, spacious open-plan kitchen/dining/living area with doors opening onto the garden, and a ground floor WC. On the first floor there are two bedrooms and a contemporary family bathroom, with the second floor providing a superb principal bedroom with dual-aspect Velux windows, eaves storage, and an en suite shower room. Outside, the property features a spacious front garden laid to lawn, and a landscaped rear garden with patio, lawn, and sleeper-enclosed borders.



Key Features

- Refurbished Family Home
- Master Bedroom with En Suite
- Beautiful South Downs Views
- Ground Floor WC
- Three Double Bedrooms
- Spacious Open Plan Kitchen/Dining/Living Room
- Contemporary Family Bathroom
- Council Tax Band C



Entrance

Composite front door with frosted glass panel leading to:

Hallway

Door leading to the kitchen/living area and stairs rising to the first floor.

Kitchen/Living Area

10.39m x 4.14m widening to 5.05m (34'1" x 13'7" widening to 16'7")

A bright and spacious open-plan room comprising:

Lounge Area with westerly aspect double glazed window, radiator, downlighters, and understairs storage cupboard.

Dining Area with radiator, downlighters, double glazed window, and space for dining table.

Kitchen Area fitted with a range of Shaker-style wall and base units including a pull-out larder cupboard, complemented by Carrara-effect marble worktops and white sink with mixer tap. Appliances include a four-ring Bosch electric hob with extractor hood above, fitted Bosch electric oven and microwave, and integrated fridge/freezer. Further features include a Velux window and double glazed French doors opening onto the rear garden.

The entire space is finished with attractive herringbone flooring with door to:

Ground Floor WC

Comprising a low flush WC and basin with mixer tap.

Bedroom Two

3.90 x 3.46 (12'9" x 11'4")

Double glazed window with distant Downland views, radiator, and downlighters.

Bedroom Three

3.04 x 3.62 (9'11" x 11'10")

Double glazed windows with views towards Clapham Woods and the South Downs National Park, radiator, and downlighters.

Bathroom

Fitted with a contemporary suite comprising panelled bath with mixer tap, twin basins with mixer taps set into vanity unit, low flush WC, and walk-in shower cubicle with overhead shower and glazed door. Further features include tiled walls, frosted double glazed window, extractor fan, downlighters, and heated towel rail.

Stairs to Second Floor Landing

Velux window with stunning views over the South Downs National Park, and door to:

Bedroom One

4.66 x 4.12 (15'3" x 13'6")

Two double glazed Velux windows with both easterly and westerly aspects, each enjoying fabulous views of the surrounding area. Additional features include eaves storage cupboards, radiator, and downlighters. Door to:

En-Suite Shower Room

Comprising a concealed cistern WC, basin with mixer tap set into a vanity unit, and shower cubicle with glazed door and vintage-style rainfall shower head. Further features include an extractor fan and Velux window.

Rear Garden

Slate-effect paved patio area with steps leading down to a lawn, bordered by sleeper-enclosed flower beds. Additional side area with outside tap.

Front Garden

Spacious garden laid to lawn with pathway leading to the front door.





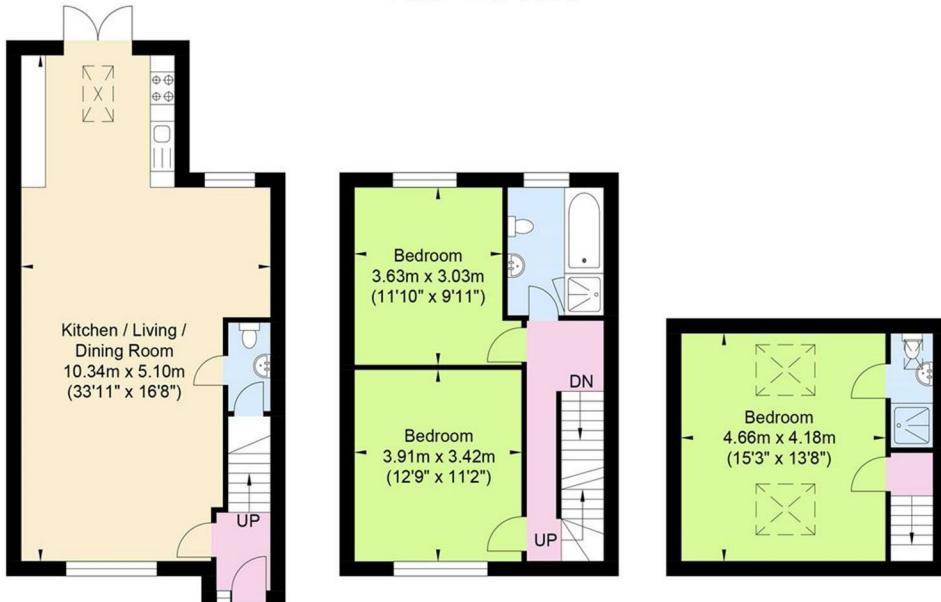
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Floor Plan The Street

The Street



Ground Floor
Approximate Floor Area
517.85 sq ft
(48.11 sq m)

First Floor
Approximate Floor Area
419.36 sq ft
(38.96 sq m)

Second Floor
Approximate Floor Area
258.33 sq ft
(24.0 sq m)

Approximate Gross Internal Area = 111.07 sq m / 1195.54 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A				
(81-91)	B				
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)	F				
(1-20)	G				
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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