

**£275,000**

**Clapham Common**

Clapham, BN13 3UR



## PROPERTY SUMMARY

**\*\*IN NEED OF FULL MODERNISATION\*\***

Nestled in the charming area of Clapham Common, Worthing, this mid-terrace house presents a wonderful opportunity for those looking to create their dream home.

The house features a reception room, two well-proportioned bedrooms, there is ample space for a small family or for those seeking a guest room or home office. The bathroom, while in need of updating, offers a blank canvas for your renovation ideas.

One of the standout features of this property is the large rear garden, providing a serene outdoor space for relaxation, gardening, or family activities. The potential to extend the property, subject to planning permission, opens up exciting possibilities for expansion, making it an ideal investment for the future.

Situated in a rural location, this home offers a peaceful retreat while still being conveniently close to local amenities and transport links. With vacant possession, you can move in and start your renovation journey without delay. This property is a rare find, offering both character and potential in a desirable area. Don't miss the chance to transform this house into your perfect home.

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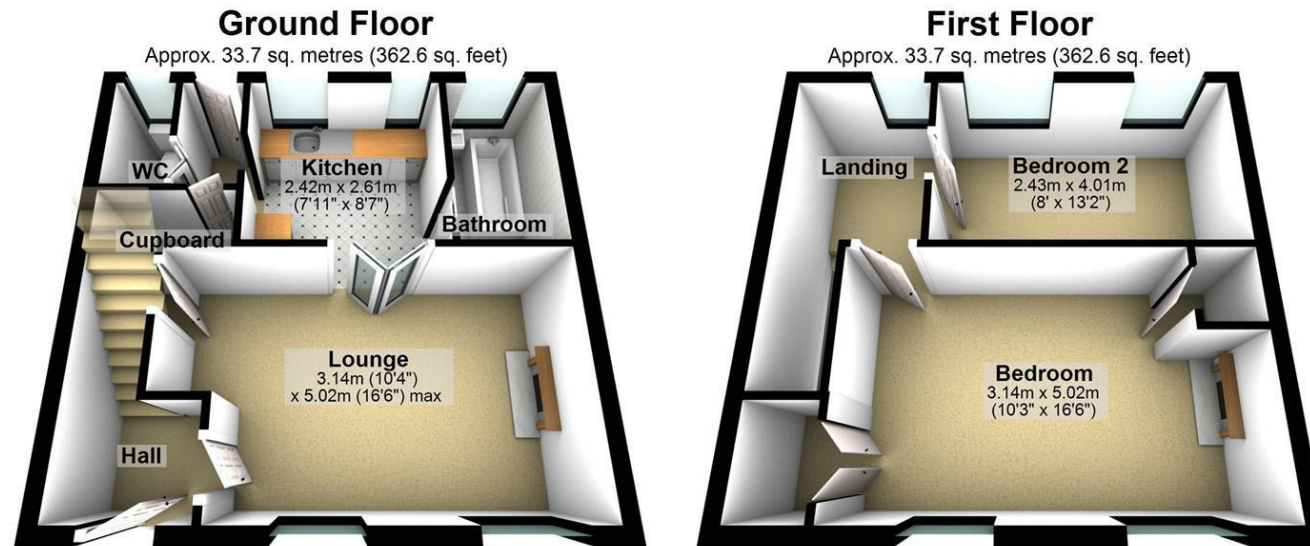


LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
B

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		
	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	

Total area: approx. 67.4 sq. metres (725.3 sq. feet)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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