



The Street, Clapham, Worthing BN13 3UZ

Guide Price **£450,000**



Property Type: Terraced House

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Terraced House
- Three Bedrooms
- Stunning Countryside Views
- Lounge
- Spacious Kitchen/Diner
- Utility Room & WC
- Bathroom & En-Suite
- Approx 100ft Rear Garden
- Off Road Parking
- Detached Cabin



Charming cottage-feel home in a peaceful rural setting with stunning countryside views. Features a cosy lounge with log burner, spacious kitchen/diner, utility room, wc, bathroom and three bedrooms including a superb dual aspect top floor main suite with en-suite. The delightful 100ft garden offers a cabin at the rear of the property and off-road parking completes this home.



INTERNAL

Hallway leads into the cosy lounge, where a log burner creates a warm and inviting atmosphere. The spacious kitchen/diner exudes cottage charm, fitted with a generous range of matching units, ample worktops, and plenty of room for a dining table—perfect for relaxed family meals. This leads to a useful utility room, ground floor WC, and direct access to the garden.

On the first floor, bedroom two is a comfortable double with extensive built-in wardrobes and views across Clapham Village. Bedroom three, though smaller, boasts spectacular vistas over the South Downs. A well-presented family bathroom completes this level.

The second floor is dedicated to the impressive main bedroom, a bright dual-aspect retreat offering the very best panoramic views. This spacious room features built-in storage and its own en-suite shower room, making it a perfect sanctuary.

EXTERNAL

To the front, the property provides off-road parking. The rear garden—stretching to around 100ft—is truly delightful, thoughtfully arranged into sections. A patio for outdoor dining leads to an area of artificial lawn framed by mature shrubs, followed by a charming rose garden. Beyond this, you'll find a greenhouse, storage sheds, and finally a raised deck where you can unwind and take in uninterrupted countryside views.

A standout feature is the detached cabin, fully equipped with water, power, and lighting—a superb year-round space ideal as a studio, home office, or peaceful hideaway.

SITUATED

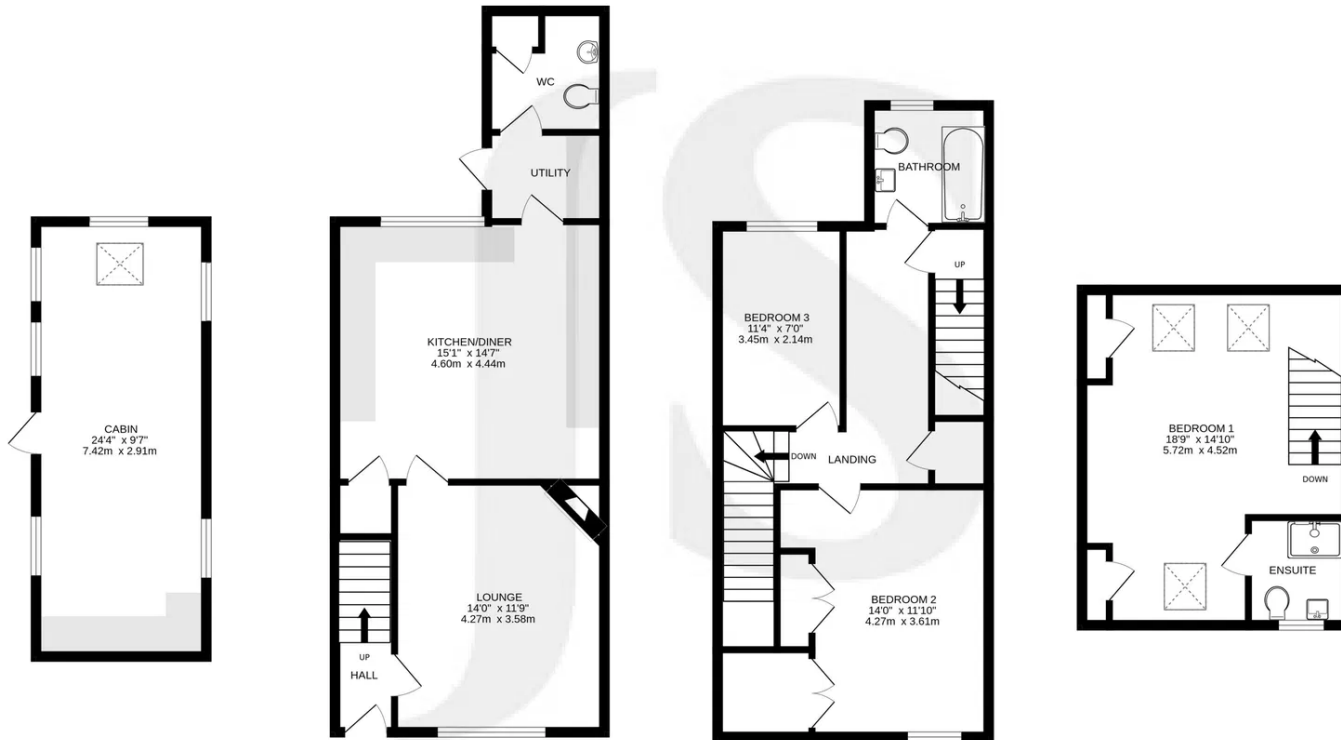
Perfectly positioned within the South Downs National Park, this home enjoys the best of countryside living with excellent connectivity. The charming villages of Clapham and Patching are within walking distance, offering scenic footpaths, a village green with tea rooms, and a welcoming local primary school 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.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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