



- DETACHED FAMILY HOME
- VICTORIAN STYLE CONSERVATORY
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- 18'7" X 16'10" LOUNGE DINER
- BEAUTIFUL RURAL SETTING



7 Church Close
 Worthing BN13 3XP

**Guide Price £495,000
 to £510,000**

A beautifully presented detached family home set in the rural village of Clapham on the outskirts of Worthing and Angmering. Accommodation comprises of a large entrance hall, 18ft 7 lounge/diner a kitchen, conservatory, downstairs cloakroom, three bedrooms and a family bathroom. Outside is a garage and off road parking and an enclosed rear garden. Viewing comes highly recommended to fully appreciate the setting of this property.

Entrance Hall 12' 0" x 6' 4" (3.65m x 1.93m)

Double glazed front door. Porthole style window to the front. Under stairs storage cupboard. Double panel radiator.

Lounge/Diner 18' 7"max x 16' 10"max (5.66m x 5.13m)

Multi pane double opening doors to the conservatory. Double glazed window to the rear. Wood burner. Two double panel radiators.

Kitchen 9' 1" x 8' 8" (2.77m x 2.64m)

Double glazed window to the side. Worktops with inset one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. Space for a cooker with extractor hood over. Space and plumbing for a dishwasher. Space for a fridge freezer. Double panel radiator.

Conservatory 13' 0" x 7' 9" (3.96m x 2.36m)

Victorian style with a brick base and pitched roof. Double opening, double glazed doors to the rear garden. Double glazed windows to three sides. Two double panel radiators.

Cloakroom

Part tiled with a double glazed window to the side. Low level WC. Corner pedestal wash hand basin.

Half Landing

Double glazed window to the side.

First Floor Landing

Double glazed window to the side. Spacious airing cupboard. Loft access. Double panel radiator.

Bedroom 1 16' 8" to wardrobe front x 10' 0" (5.08m x 3.05m)

Two double glazed windows to the front. Triple built in wardrobes. Two double panel radiators.

Bedroom 2 12' 0" x 10' 1" (3.65m x 3.07m)

Double glazed window to the rear. Double fitted wardrobe. Double panel radiator.

Bedroom 3 8' 3" x 8' 0" (2.51m x 2.44m)

Double glazed window to the rear. Double panel radiator.

Bathroom 8' 1" x 6' 9" (2.46m x 2.06m)

Double glazed window to the side. Bath with mixer tap and hand held shower attachment. Walk in shower with wall mounted controls. Low level WC. Pedestal wash hand basin. Heated towel rail.

Integral Garage 17' 9" x 8' 10" (5.41m x 2.69m)

Up and over door to the front with an additional door to the side. Worktop with inset stainless steel, single bowl, single drainer sink unit with mixer tap. Space and plumbing for a washing machine. Power and light.

Front garden

Hardstanding providing off road parking. Small area of lawn.

Rear Garden

Enclosed by timber fencing with an area of lawn with shrub borders. Paved patio area. Gated access from the side and rear.

Church Close, Clapham, Worthing, BN13 3XP

Approximate Gross Internal Area = 124.4 sq m / 1339 sq ft
(Including Garage)

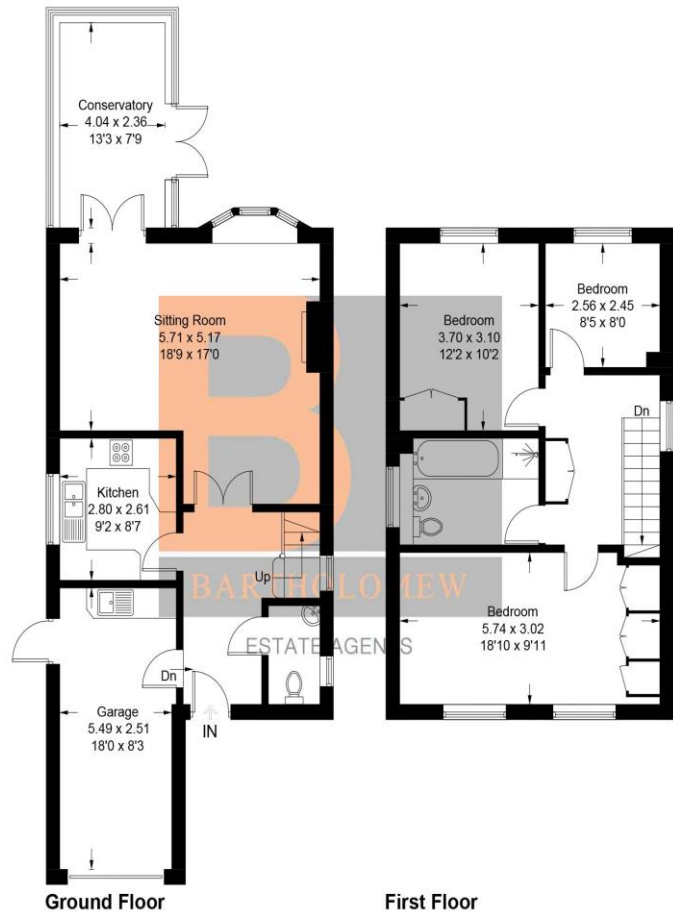
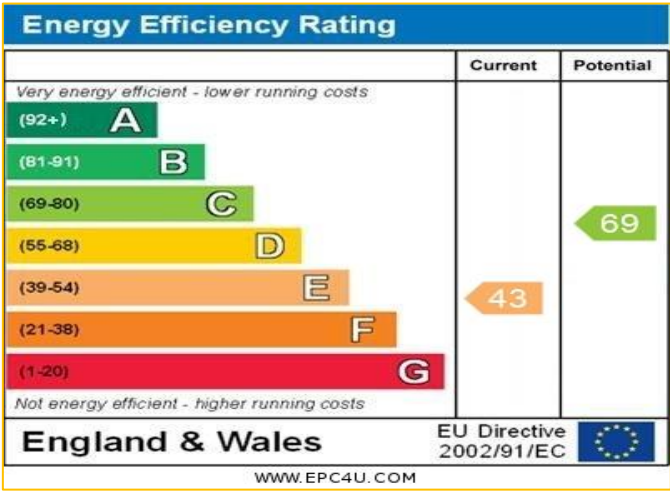


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traditional values modern thinking